

An
Bord
Pleanála

Board Direction
BD-011179-22
ABP-310755-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

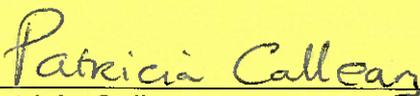
Reasons and Considerations

1. Policy 16.10.17 of the Dublin City Council Development Plan 2016-2022 provides that 'the planning authority will actively seek the retention and re-use of buildings/structures of historic, architectural, cultural, artistic and/or local interest of buildings which make a positive contribution to the character and identity of streetscapes and the sustainable development of the city'. Buildings No.s 73 and 74 Francis Street which are proposed to be demolished have been identified by the National Inventory of Architectural Heritage (NIAH) as being of Architectural interest and have been afforded a 'regional rating'. The buildings make a positive contribution to the historic area and of the understanding of the architectural, historic and cultural development of the city. The demolition of the early buildings would lie contrary to Policy 16.10.17 of the Dublin City Development Plan 2016-2022. Furthermore the demolition of the subject buildings within the Thomas Street and Environs Architectural Conservation Area would be contrary Policy CHC5 of the Development Plan which seeks to protect the setting of Architectural Conservation Areas and resist the total or substantial loss of non-protected structures which are considered to make a positive contribution to the character and appearance of an Architectural Conservation Area, unless it can be

demonstrated that the public benefits of the proposals outweigh the case for retention of the building.

2. The proposed development by reason of its design, scale, bulk, massing, height, proportions, articulation of façades, materials, and the proposed amalgamation of the historic building plots, would constitute overdevelopment of the site, would not complement the fine grain of the established streetscape, would appear visually incongruous, and would cause serious injury to the setting and amenity of Francis Street within the Thomas Street and Environs Architectural Conservation Area. Such development would be contrary to Policy CHC4 of the Development Plan which seeks to protect the special interest and character of all Dublin's Conservation Areas and requires that development within or affecting a conservation area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Board Member


Patricia Calleary

Date: 26/08/2022