

**An
Bord
Pleanála**

**Board Direction
BD-010305-22
ABP-312100-21**

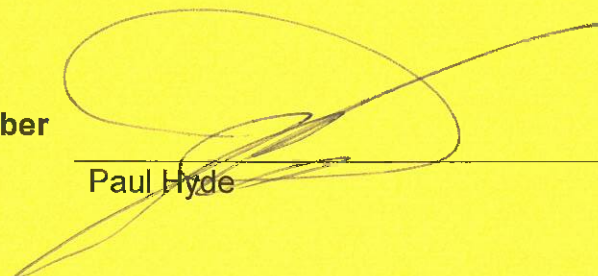
The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.

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

Reasons and Considerations

Having regard to Section 16.2.2.3 of the Dublin City Development Plan, 2016-2022, the proposed mansard roof to the second floor level will have an adverse impact on the uniformity and rhythm of the set-piece group of buildings on Marion Mart (which is recorded on the National Inventory of Architectural Heritage) and as such will detract from the architectural features and character of these group of buildings and therefore negatively impact the townscape character of the Marino and Fairview area. The proposed development would, therefore, seriously injure the amenities of the property in the vicinity, be contrary to the provisions of the Dublin City Development Plan 2016-2022, and to the proper planning and sustainable development of the area.

Board Member



Paul Hyde

Date: 16/03/2022