

An
Bord
Pleanála

Board Direction
BD-011003-22
ABP-312492-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2022.

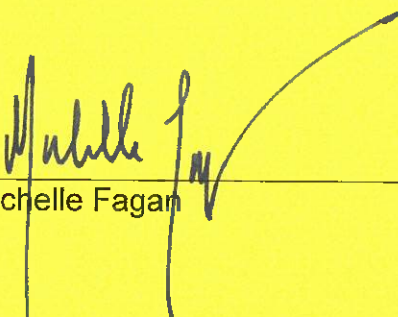
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the policies of the Dublin City Development Plan 2016-2022, and the Protected Structure on site known as Balnagowan (formerly Wendon) Reg. Ref. 8699 which is listed on the NIAH Reg. Ref. 50130046 with a rating of National significance, it is considered that the proposed development, by reason of the design, height and scale of blocks 2 and 3 proximate to the rear of the Protected Structure, would not constitute an adequate design response for this urban infill site featuring a Protected Structure, would seriously detract from the setting and character of the Protected Structure and would, therefore, be contrary to policy CHC2(d) of the Dublin City Development Plan 2016-2022, which seeks to ensure that development protects, relates to and complements the special character of Protected Structures. Furthermore, having regard to the proposed provision of replacement first-floor wing extensions and associated terraces to the Protected Structure, the proposed development would compromise the character and original form of the Protected Structure and, therefore, would be contrary to policy CHC2(a) of the Dublin City Development Plan 2016-2022, which seeks to ensure that development protects, as well as restores the form and features that contribute to the special character of Protected Structures. The proposed

apartment complex by a vehicular access ramp, the proposed development would fail to provide an adequate level of connectivity and residential amenity for future occupants of the scheme and would be contrary to the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020.

Board Member



Michelle Fagan

Date: 21/07/2022