

An
Bord
Pleanála

Board Direction
BD-012357-23
ABP-313160-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2023.

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


The Board took into consideration the policies and objectives of the Dublin City Development Plan 2022-2028 particularly Chapter 11 and Chapter 15. The Board considered that the policies in the Plan relating to Inclusivity and Accessibility and those relating to Historic Building and Access did not over ride policy BHA2 or the matter of public safety due to the traffic hazard that would be created

Reasons and Considerations

- 1 The proposed development, to remove original historic boundary wall and railings that contribute the special architectural character of this section of Rathmines Road, would significantly adversely impact on the setting and context of the subject Protected Structure and the terrace of Protected Structures within which it resides. The proposed development represents an unacceptable loss of historic fabric and therefore contravene Policy BHA2 of the Dublin City Council Development Plan 2022-28 and the Architectural Heritage Protection Guidelines of 2011, and would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 The proposed development which would create a new vehicular entrance across a public footpath, across a segregated cycle path and on to a

heavily trafficked arterial route from the city centre would cause significant traffic hazard, would create a conflict with more vulnerable road and path users and would interfere with the safety and free flow of traffic on a public road. The proposed development, by itself and by the precedent it would set, would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 06/06/2023