



An
Bord
Pleanála

Board Direction
BD-014060-23
ABP-313639-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2023.

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

The Board has considered the proposed development and considers that the development is a project for the purposes of the EIA Directive. However, the Board has concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination or EIA is required.

Reasons and Considerations

The development to be retained constitutes a visually obtrusive and dominant form, causing serious injury to the special architectural character, detail, design, and legibility of this internationally significant 20th century structure which contributes positively to the setting and special interest of the surrounding Conservation Area. The development therefore contravenes Policy BHA 2 and BHA 9 of the Dublin City Council Development Plan 2022-2028. The proposal is considered to seriously injure the visual amenities of the surrounding area, would set an undesirable precedent for similar developments, and is considered to be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 10/10/2023