



An  
Bord  
Pleanála

**Board Direction**  
**BD-013831-23**  
**ABP-313885-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/09/2023.

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

#### **Reasons and Considerations**

The removal of the obscure glass within large sections of the glazing associated with the Fleet Street shopfront and its replacement with clear glass would give rise to an unacceptable loss of historic fabric, would significantly compromise the integrity of this historic frontage which forms an integral part of this protected structure and would adversely impact on the character and integrity of the structure and the O'Connell Street Architectural Conservation Area in which it is located. The proposed development would, therefore, contravene policies BHA2 Development of Protected Structures and BHA7 Architectural Conservation Areas of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Eamonn James Kelly*  
Eamonn James Kelly

**Date:** 21/09/2023