

An
Bord
Pleanála

Board Direction
BD-015429-24
ABP-314468-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2024.


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

Reasons and Considerations

1. Notwithstanding the revisions proposed in the grounds of appeal, it is considered that the proposed development, by reason of its excessive height and scale, architectural style and detailing, fenestration pattern and palette of materials, would be visually obtrusive and result in an abrupt transition within the historic terrace which would detract from the character, scale and architectural form of the traditional streetscape, which is located within a Conservation Area. The proposed development would, therefore, result in overdevelopment of the site and would seriously injure the visual amenities of the area and contravene the policies 15.4.2 Architectural Design Quality and 15.5.2 Infill Development of the current Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within a traditional historic terrace which contributes positively to the streetscape and is a designated Conservation Area and to its location within a Zone of Archaeological Potential for the Historic City (RMP Ref. DU 018-020), the Board is not satisfied, in the absence of a historical evaluation on the merits of the

building, an archaeological impact assessment or of adequate information justifying the demolition of the building on heritage or sustainability grounds, that there is sufficient justification for the demolition of the building. The proposed development would, therefore, be contrary to policy objectives BHA9, BHA10, BHA24 and BHA26 of the current Dublin City Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 14/02/2024