

An  
Bord  
Pleanála

**Board Direction**  
**BD-014856-23**  
**ABP-314857-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/12/2023.

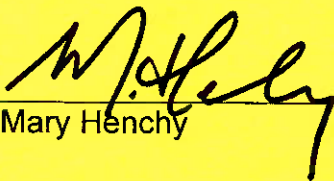
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development, as presented, would materially contravene the 'Z6 Employment/ Enterprise', zoning of the site, as set out in the Dublin City Development Plan 2022 – 2028, which seeks *'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation'*, as it would serve to adversely affect the amenities of premises in the vicinity, including residential amenity, would set an undesirable precedent for similar proposals in the immediate area and would therefore, as a result, prejudice the proper planning and sustainable development of the area.
2. The proposed development, which is within a defined Conservation Area, positioned along a Mews Laneway and proximate to existing Protected Structures and to Fitzwilliam Square and Environs Architectural Conservation Area (ACA), represents an over scaled and disproportionate form of development. The proposed vertical extensions, which traverse both properties do not integrate, match, or complement the existing buildings in terms of design narrative and are likely to have a detrimental visual impact on the subject site and the surrounding site context. The proposal would be contrary to Section 11.5.3, Section 11.5.2 and Policy BHA9 of the Dublin City Development Plan, 2022 to 2028 and would constitute overdevelopment of the subject site. The proposal would be contrary to the provisions of the Dublin City Development Plan, 2022 to 2028 and the proper planning and sustainable development of the area.

3. The proposed development, as presented, which is located within a Conservation Area, will result in an overdevelopment of the site by reason of excessive plot ratio and site coverage, as per recommendations contained in Section 15.5.6 (Appendix 3, Table 2) of the Dublin City Development Plan, 2022 to 2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

  
Mary Henchy

Date: 15/12/2023