

An
Bord
Pleanála

Board Direction
BD-014608-23
ABP-315036-22

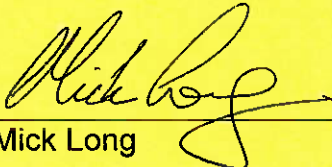
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2023.

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

Reasons and Considerations

The proposed development would result in significant loss of historic fabric and would be seriously injurious to the special architectural character and integrity of this Protected Structure in a Conservation Area. The proposed development, in itself and by the precedent it would set for similar development in the area, would be contrary to the policies and objectives of the current Dublin City Development Plan 2022-2028, specifically Policies BHA2 and BHA9 and the Z2 – Residential Neighbourhoods (Conservation Areas) zoning objective applying to the site, and Section 10.2.2 and 10.2.3 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 17/11/2023