



An  
Bord  
Pleanála

**Board Direction**  
**BD-016088-24**  
**ABP-317508-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2024.

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

### **Reasons and Considerations**

The canopy and supporting structure and apparatus proposed for retention is located in a prominent location close to the junction of Baggot Street Lower and Fitzwilliam Street Lower. They are affixed to a protected structure located within a conservation area and close to and visible from the Georgian Conservation Area. It is considered by virtue of its form of construction, appearance, location, size, design and projection that the canopy and its supporting structure and apparatus makes an incongruous and insensitive addition to the external façade of the protected structure detracting from its special architectural character and legibility and appears as an unsightly and obtrusive feature on the protected structure in this sensitive streetscape. The development proposed to be retained would, therefore, be contrary to the provisions of Section 12.4 of the Architectural Heritage Protection Guidelines for Planning Authorities 2011, Policies BHA2 (b), (d), and (e) and BHA9 of the Dublin City Development Plan 2022 – 2028 and the Dublin City Council Shopfront Design Guide 2001 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Patricia Calleary  
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**Date:** 16/04/2024