

An  
Bord  
Pleanála

**Board Direction**  
**BD-016888-24**  
**ABP-318256-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/07/2024.

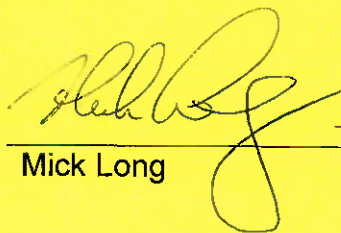
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the Z5 – City Centre zoning for the site 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design and dignity' and its location within a Conservation Area, and to the layout of the proposed development, it is considered that the development proposed to be retained would constitute visually obtrusive features contributing to visual clutter in this sensitive streetscape within this sensitive area and would be contrary to Policies CCUV12 (Shopfront Design), CCUV32 (Outdoor Dining), CCUV38 (High Quality Streets and Spaces), CCUV45 (Advertising Structures), Section 15.15.2.2 (Conservation Areas), Section 15.17.4 (Outdoor Seating and Street Furniture) and Section 15.17.5 (Shopfront and Façade Design) of the Dublin City Development Plan, 2022 to 2028. The proposed development, as presented, would seriously injure the character and amenities of this streetscape which is located within a Conservation Area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, located adjacent to and above a public footpath particularly along Longford Street Little would divert pedestrians and other vulnerable users onto the public road carriageway and would be contrary to Section 15.17.4 (Outdoor Seating and Street Furniture) of the Dublin City Development Plan, 2022-2028 and would, therefore, endanger public safety by reason of pedestrian and traffic hazard. The proposed development, would therefore, not be in accordance with the proper planning and sustainable development of the area.

**Board Member**



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Mick Long

**Date:** 01/07/2024