

An
Bord
Pleanála

Board Direction
BD-016831-24
ABP-318468-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/06/2024.

The Board decided to refuse permission for the following reasons and considerations.

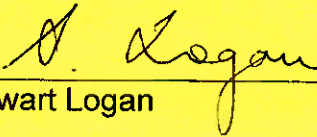
Reasons and Considerations

Having regard to the proposed development of nine residential units involving extensive building works resulting in the significant loss of the historic fabric of the building, it is considered that the proposed development would seriously injure the special architectural character of this Protected Structure and would contravene sections (e), (f) and (g) of Policy BHA2 of the Dublin City Development Plan 2022-2028. The proposed development would be contrary to the zoning objective Z2 – *'To protect and/or improve the amenities of residential conservation areas'* for this site in the Dublin City Development Plan 2022-28 and would thereby be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the significant alterations, extension and re-configuration of the building and the provision of new internal services including for kitchens and bathrooms would impact adversely on this Protected Structure situated at a location zoned Objective Z2 in the Dublin City Development Plan 2022-28. The Board did not

concur with the Inspector's conclusion that the proposed development would be consistent with the residential conservation zoning objective for this site and its Protected Structure status.

Board Member


Stewart Logan

Date: 27/06/2024

Note:

The Board also noted the significantly substandard nature of the proposed individual residential units with regard to certain requirements of the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* (2023) issued under s.28 of the Planning and Development Act, 2000 (as amended). However, given the substantial nature of the reason for refusal above, the Board decided not to pursue this issue further.