

An
Bord
Pleanála

Board Direction
BD-019099-25
ABP-319148-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2025.

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

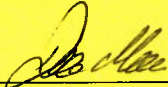
Reasons and Considerations

1. Having regard to the overall quantum of existing development onsite, the proposed development would likely result in a deficiency of car parking spaces onsite and would therefore be contrary to the provisions of Appendix 5 of the Dublin City Development Plan 2022-2028. The parking layout also has not been appropriately justified in light of a previously permitted parking layout for the site which would result in an overall loss of two number car parking spaces instead of the addition of ten number car parking spaces. The proposed development, would, therefore, result in on-street parking and tend to create serious traffic congestion on the adjoining streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area
2. The Board is not satisfied that the design of the proposed development, in particular the external finishes and bulky access staircases, is complementary to or respectful of the Protected Structure and its setting, contrary to Sections (d) of Policy BHA2 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board notes that the Inspector's Report raised a number of issues requiring clarification/resolution, had the Board been minded to grant permission, that the applicant might consider together with the reasons for refusal.

Board Member



Declan Moore

Date: 06/03/2025