



An
Bord
Pleanála

Board Direction
BD-018392-24
ABP-319160-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2024.

The Board decided on a vote of two to one to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the Ambassador Theatre being a Nationally Significant Protected Structure, its particular prominence within the historic Rotunda Hospital and Gate Theatre Ensemble, and its presence within the O'Connell Street Architectural Conservation Area (ACA), the O'Connell Street & Environs Scheme of Special Planning Control and Planning Zone Z8 – Georgian Conservation Areas it is considered that the proposed erection of new railings to enclose the front of the site (an informal public space) would negatively impact on its special character, setting and appearance.

The proposed development would be contrary to Policies BHA2 Development of Protected Structures, BHA7 Architectural Conservation Areas and BHA9 Conservation Areas of the Dublin City Development Plan 2022-2028 and would set an undesirable precedent for similar development. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the concerns of the planning authority regarding the adverse impact of the proposed erection of railings and service gates on the setting and character of the Nationally Significant Protected Structure and considered that the proposed development would therefore be contrary to the Dublin City Development Plan 2022-2028.

Note:

The Board noted the commentary of the planning authority and Inspector regarding the impact of the proposal on the public realm, pedestrian network and public transport routes that operate adjacent to the site and considered, based on the totality of information on file, that this must be satisfactorily addressed in any future application relating to the subject site.

Board Member


Marie O'Connor

Date: 06/12/2024