



An  
Bord  
Pleanála

**Board Direction**  
**BD-019231-25**  
**ABP-319431-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2025.

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

### **Reasons and Considerations**

The proposed development for which planning permission is sought differs materially from the existing characteristics of the appeal site and the statutory notices, specifically, the existing dwelling on the application site, which it was proposed to extend, has been demolished, such demolition did not form part of the development description in the statutory notices. Furthermore, the demolished dwelling is a protected structure (Record of Protected Structures ref. 7357 Dublin City Development Plan 2022-2028), the Board is prohibited from granting permission for the demolition of a protected structure save in exceptional circumstances, as indicated section 57(10)(b) of the Planning and Development Act 2000, as amended. The demolition of a protected structure did not form part of the development description in the statutory notices and there is no evidence in the submitted documentation to demonstrate the required exceptional circumstances for such works.

In this regard it is considered inappropriate to grant permission in a circumstance where the statutory description of the proposed development is not consistent with

the existing status of the subject site. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

**Date:** 19/03/2025

Tom Rabbette