

An
Bord
Pleanála

Board Direction
BD-018632-25
ABP-320811-24

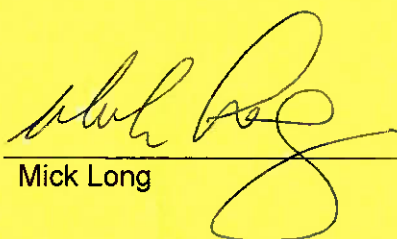
The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2025.

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

Reasons and Considerations

1. The proposed development would result in the loss of on-street parking which would reduce the supply available to residents and in the wider area, contrary to section 4.1 of Appendix 5 of the Dublin City Development Plan 2022-2028 which seeks to retain on-street parking. The proposed development would therefore be contrary to the proper planning and sustainable development of the area notwithstanding the objectives in the Dublin City Development Plan 2022-2028 in support of sustainable transport initiatives.
2. The proposed development, in an area zoned Z2 with the objective "to protect and/or improve the amenities of residential conservation areas", would remove the original historic arrangement of the pedestrian gate and irreversibly alter the historic wall combined with the loss of a significant element of soft landscaping. This would seriously injure the character, setting and amenity of the Protected Structure contravening provisions BHA 2 Built Heritage and Archaeology and BHA 9 Conservation Areas of the Dublin City Development Plan 2022-2028 and sections of the Architectural Heritage Protection Guidelines 2011. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 13/01/2025