

An
Bord
Pleanála

Board Direction
BD-018677-25
ABP-320862-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2025.

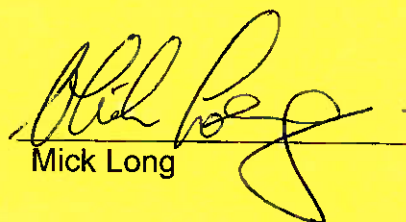
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the Dublin City Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023), it is considered that by reason of size, design and layout of the apartments proposed to be retained, the inadequacy of the proposed communal open space and the restricted overall size of the site, the unauthorised 10 number studio units would result in an unsatisfactory standard of residential amenity. The development by itself and by reason of the undesirable precedent it would set for similar development in the area, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board considered that the proposed retention of the unauthorised 10 number studio units within the protected structure would seriously injure and adversely impact on the special architectural character and fabric of the interior of the protected structure and would be contrary to Policy BHA2 of the Dublin City Development Plan 2022-2028 and the conservation principles outlined in the Architectural Heritage Protection Guidelines for Planning Authorities (2011). The development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the proposed construction of the mews building the Board considered it would constitute overdevelopment of the subject site and the reduction of the amenity space would have an adverse and injurious impact on the setting and amenity of the Protected Structure, would contravene Policy BHA2 of the 2022-2028 Dublin City Development Plan and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 17/01/2025