

An
Bord
Pleanála

Board Direction
BD-018767-25
ABP-321032-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2025.

The Board decided by majority (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that no. 38 Belgrave Road, a protected structure and located within a Conservation Area, contributes positively to the historic urban form and character of the area forming part of an area of special architectural character. The proposed intervention to the protected structure would have a detrimental effect on the character and setting of the special architectural character of the Protected Structure and its setting, would be contrary to Policy BHA2 'Development of Protected Structures' of the Dublin City Development Plan, 2022 – 2028, and would seriously injure the visual amenities and the architectural and historical interest of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 29/01/2025