

## Board Order PL 29N.248110

Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: 4255/16

**Appeal** by Irish Life Assurance Public Limited Company care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 3<sup>rd</sup> day of February, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of three-storey over basement building with a single storey to the rear and a ground level plant enclosure to its rear, backfill of demolished basement and permission to reroute the vehicular ramp from the adjacent Irish Life carpark (leading to Abbey Street Lower) through the footprint of the demolished structures. Permission is also sought to resurface and landscape the resulting site area and adjacent areas (in public ownership) within Northumberland Square and Abbey Street Lower (at its junction with Northumberland Square) and for all ancillary site works above and below ground, at the former Salvation Army building, 13 Abbey Street Lower, Dublin.

## Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

The proposed demolition of number 13 Abbey Street, the Salvation Army Building, which is included in the National Inventory of Architectural Heritage, would result in an unacceptable loss of historic fabric and loss of one of a cluster of cultural and religious buildings which contribute to an important historic streetscape along Lower Abbey Street. The proposed demolition of the building which is considered to be of architectural and cultural significance, in order to provide for revised vehicular arrangements and alterations to the public realm, is not justified and would set an undesirable precedent for demolition of buildings with streetscape value for this reason. The proposal is considered to be contrary to development plan policy including CHC1 which is 'to seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of the local streetscape', would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2017