



An  
Bord  
Pleanála

**Board Order  
PL 29S.248945**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2860/17**

**Appeal** by DEFA Properties Limited care of Hendrik W. van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 30<sup>th</sup> day of June, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of the existing hipped slate roof structure to the existing premises, and construction of a proposed additional storey that fronts onto both Fade Street and Drury Street. The additional storey is an extension of the use of the existing building, namely Licensed Restaurant and Multi-Purpose Event Centre together with ancillary bar. The proposed additional storey will also provide ancillary spaces including restrooms and storage areas. The total area of the proposed new floor is 319 square metres. Internally some alterations will be made to the existing building at ground floor and first floor levels to accommodate the additional storey. External alterations are to include modifications to a currently redundant door located at ground level on Drury Street to reinstate same for the purposes of a designated service access, all at 4 to 7 Fade Street, 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 site is in a prominent corner location at the junction of Fade Street and Drury Street, and within the South Dublin Retail Quarter Architectural Conservation Area as set out in the Dublin City Development Plan 2016-2022. The Architectural Conservation Area at this location is characterised by red brick period buildings on both sides of the street including the South City Market building and other Protected Structures along the northern side of Fade Street. It is considered that the design as proposed and the increase in height, scale and bulk of the building would adversely affect the character of the existing building and the streetscape within the Architectural Conservation Area. The proposed development would, therefore, conflict with the policies, including CHC4 and CHC5 as set out in the development plan, to protect and enhance such areas including Architectural Conservation Areas, and with Sections 3.6.5 and 3.10.2 of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October 2011. The proposed development would, therefore, set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

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

**Dated this       day of                                         2018**