



An
Bord
Pleanála

Board Order
PL 29N.249334

Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2255/17

Appeal by The Mountjoy Square Society care of Murray Rees of 25 Mountjoy Square, Dublin against the decision made on the 5th day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Gas Networks Ireland care of RPS, West Pier Business Campus, Dún Laoghaire, County Dublin.

Proposed Development: Safety enhancement to an existing Gas Networks Ireland installation comprising reconfiguration of gas pipework and the installation of a new above-ground enclosure, associated vent flue and associated site works on a site bounded generally by 59 Dorset Street Lower to the south, Binn's Bridge (a protected structure) and Drumcondra Road Lower to the west and Royal Canal to the north and east at Dorset Street Lower adjacent to the entrance to the Royal Canal Towpath, 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 development is located adjacent to Binn's Bridge (a protected structure) and within the Royal Canal Conservation Area and proposed Natural Heritage Area. Having regard to its nature, scale, design and siting, the Board considers that the proposed structure would form an obtrusive feature that would adversely impact on the visual amenities, character and setting of the protected structure and would fail to integrate in a satisfactory manner with its sensitive receiving environment. The proposed development would, therefore, be contrary to Development Plan Policies CHC2 and CHC4 and 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
2018**