



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2374/18

APPEAL by The Strand Trust CLG care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 5th day of June, 2018 by Dublin City Council to refuse permission.

Proposed Development: Internal and external refurbishment works, including a small single storey rear extension at 7 and 8 Pembroke Gardens (Protected Structures), 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 existing cottages are included on the Record of Protected Structures (Reference 6533 and 6534, respectively) and are located within the Pembroke Estate which is designated as a Conservation Area. It is considered that the proposed development involves extensive interventions to and loss of original historic fabric which would adversely and irreversibly affect the integrity of the existing cottages, protected structures, and their special character within the context of the historic streetscape. The proposed development would materially contravene Policy CHC 2 of the Dublin City Development Plan, 2016-2022 which provides for ensuring the protection of the special character and integrity of protected structures and section 11.1.5.3 of the Development Plan which provides for minimal intervention to and maximisation of retention of historic fabric and original plan form and protection of proportions within buildings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.