



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2189/18

APPEAL by Node Dublin Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 7th day of June, 2018 by Dublin City Council to refuse a permission to the said Node Dublin Limited.

Proposed Development: Demolition of garages and construction of a three-storey apartment block consisting of one number three bedroom duplex apartment with second floor roof terrace to rear over one number ground floor one bedroom apartment, all at Stable Lane, rear of Alexander Court, Pembroke Street Upper, 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

Having regard to the location of the site within an area subject to the zoning objective Z8: “To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective” as set out in the Dublin City Development Plan, 2016-2022, , within a conservation area and, within the historic curtilages of numbers 22 and 23 Upper Pembroke Street, which are included on the record of protected structures in respect of which Policy CHC2 provides for protection of the special interest and enhancement of protected structures and their curtilages, it is considered that the proposed apartment block within the historic curtilages of the houses on Upper Pembroke Street, by reason of insufficient separation distance owing to the proposed scale, mass and height which are excessive, visually obtrusive and overbearing in proportion would seriously injure the integrity, character and setting of the protected structures on Pembroke Street Upper and contravene Policy CHC2 of the Dublin City Development Plan, 2016-2022. The proposed development would, therefore seriously injure the visual amenities of the area and the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.