



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4230/18

APPEAL by Clare Campbell care of Glen Campbell of 3rd Floor, Fumbally Exchange, 5 Dame Lane, Dublin against the decision made on the 17th day of December, 2018 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing two-storey structure and boundary walls at 1A Saint Mary's Road (abutting number 1 Saint Mary's Road - a Protected Structure). 2. Construction of a new two-storey two-bedroom dwelling (178.4 square metres) including basement (48 square metres) and lift. Front entrance door to be located on Saint Mary's Road. 3. Construction of new boundary walls to Saint Mary's Road and Baggot Lane. 4. Construction of new vehicular and pedestrian access gates to Baggot Lane. 5. All connections to public services and associated works at a site bounded by Saint Mary's Road, Eastmoreland Place and Baggot Lane, 1A, Saint Mary's Road, Ballsbridge, Dublin (Protected Structure).

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 proposal to demolish a residential building, which although not protected, is located within the curtilage of a Protected Structure in a residential conservation area, and, as such, contributes to the character and amenity of the area, it is considered that the proposed development would be contrary to Section 16.10.17 of the Dublin City Development Plan 2016-2022 which actively seeks the retention of older buildings. The proposed development would, therefore, be contrary to the Z2 zoning objective for the area which seeks to protect and/or improve the amenities of residential conservation areas and, as such, would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.