



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4415/19

APPEAL by Ternary Limited care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 10th day of January, 2020 by Dublin City Council to refuse permission.

Proposed Development: PROTECTED STRUCTURE: The proposed development will consist of repair, refurbishment, maintenance and upgrade works to roofs, windows and brickwork; structural repairs to stabilise the building; reconfiguration of internal layout and repositioning of entrance doors on Nassau Street and installation of new staircase to serve upper floor office accommodation and basement plant, services and storage. New shopfronts are proposed to Nassau Street and Frederick Street South. The proposed works will safeguard and prolong the life of these buildings. The reconfiguration will provide two commercial units at ground floor for use as retail/cafe with office use on upper floors. All proposed works have been subject to expert conservation assessment and will be carried out by expert conservation specialists. The development includes all associated site development works at Numbers 17, 18 (incorporating Lapis Jewellers and Butler's Chocolates Café) and 19 (formerly Knobs and Knockers) Nassau Street and Frederick Street South, 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 special architectural heritage interest of the existing Georgian townhouses on the narrow plots at a prominent central city location and which are included on the record of protected structures, it is considered that the proposed amalgamation and reconfiguration and integration of the floor plans in conjunction with removal of sensitive historic fabric and features functional to the internal historic planform and circulation within the buildings, would undermine and seriously injure the legibility and integrity of the buildings, their plots and their urban grain as a group, would involve insensitive intervention to and loss of historic fabric, and would seriously injure the architectural character and integrity of the structures. The proposed development would, therefore, be in conflict with Policy Objectives CHC2 (a), (b) and (c) and the provisions of section 11.1.5.3 of the Dublin City Development Plan, 2016-2022 according to which amalgamation including breaches in party walls which compromises historic planform and adversely

affects the integrity and special interest of the structure is unacceptable, would set an undesirable precedent for similar development and, would be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2020