



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2254/20

APPEAL by Tullington Limited, General Partner on behalf of the Victoria Limited Partnership care of Thornton O'Connor of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 17th day of April, 2020 by Dublin City Council to refuse permission.

Proposed Development: The proposed development involves the removal of roof level plant equipment to the structure at Number 2 Haddington Road and the provision of a two number storey vertical extension (629 square metres) increasing the height from four number storeys over basement to six number storeys over basement to provide additional office accommodation (491 square metres) and ancillary uses (138 square metres). The development also includes the recladding of the existing structure at Number 2 Haddington Road and associated elevational changes including modifications to window opens; internal modifications; plant; sedum roof; and all other ancillary works above and below ground. There are no works proposed to Number 1 Haddington Road which forms part of the subject site, all on a site of 0.0514 hectares (514 square metres) at Numbers 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, 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, by reason of its scale, massing and design, would represent an inappropriate design response to the site and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this Conservation Area, which it is appropriate to preserve. The proposed development would be contrary to Section 3.10.1 of the 'Architectural Heritage Protection Guidelines' (2011) and Section 3.2 of the 'Urban Development and Building Heights Guidelines for Planning Authorities' (2018) relating to increased building height in architecturally sensitive areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020