



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2873/20

APPEAL by The Royal College of Surgeons in Ireland care of Tom Phillips and Associates care of 80 Harcourt Street, Dublin against the decision made on the 10th day of August, 2020 by Dublin City Council to refuse permission.

Proposed Development: Permission for development to amend a previously permitted education and research building (planning register reference number: 2016/19; An Bord Pleanála appeal reference number: ABP-305501-19) on this site of circa 0.3945 hectares comprising Block A Ardilaun Centre (also known as numbers 112-114 Saint Stephen's Green, Dublin, number 4 Proud's Lane, Dublin, part of number 26 York Street, Dublin and part of the courtyard of the Ardilaun Centre, Dublin. The proposed development will consist of: an additional storey of education and research floorspace (7th floor level) (838 square metres); and extensions to the permitted 5th Floor Level at the south-west and south-east corners (49 square metres). The total gross floor area of the building increases by 887 square metres (from 12,381 square metres permitted to 13,268 square metres proposed), resulting in an eight storey building over basement. The development will also consist of: alterations to the permitted elevations and internal layouts; and associated alterations to the permitted plant and services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

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 prominent and sensitive context of the subject site, by reason of its important location along Saint Stephen's Green and having regard to Policy SC7 and SC17 of the Dublin City Development Plan 2016-2022, which seeks to protect and enhance the skyline of the inner city, and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the inner city, the proposed development would, by reason of visual intrusion, have a significant and detrimental impact on a number of important views and vistas in the city including from Saint Stephen's Green and Harcourt Street.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2021