

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3280/21

APPEAL by Brian O’Kelly of 7 Blackheath Avenue, Clontarf, Dublin against the decision made on the 28th day of September, 2021 by Dublin City Council to refuse permission for the proposed development.

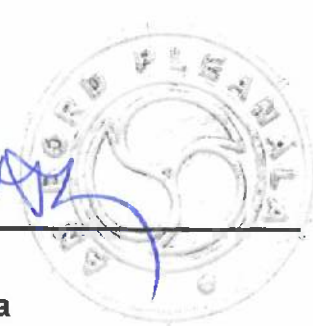
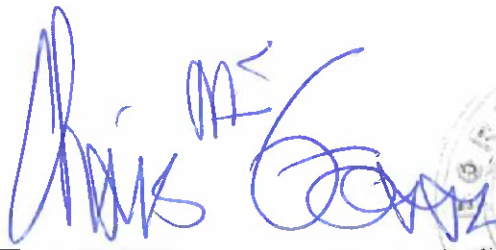
Proposed Development: Planning permission and retention permission for alterations to the front of 55 Parnell Square West (a Protected Structure [RPS 6414]), Dublin, incorporating the following:- (a) retention of a bin storage platform and associated balustrade to the front of the property measuring 1.8 square metres in area, (b) retention of the removal of a 1.7 metres section of wrought iron railings and associated stone plinth along the front door approach platform, (c) planning permission to reinstate the original wrought iron railings, altered to form a set of swing gates, serving the bin storage platform; all at 55 Parnell Square West, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The development for proposed to be retained and the proposed development, would entail significant alterations to the front entrance of the Protected Structure, which would seriously injure the historic fabric, architectural detail, special architectural character and setting of the Protected Structure and the wider conservation area. The development proposed to be retained and the proposed development, by itself and by the precedent which a grant of permission for it would set, would contravene Policy CHC2 (a), (b), (d), Policy CHC4 (1), (2), (4), (5) and the provisions of section 16.10.18 of the Dublin City Council Development Plan 2016-2022 and furthermore, would be contrary to the provisions of Section 13.4.3 of the "Architectural Heritage Protection Guidelines for Planning Authorities" issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 20th day of September 2022.