

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3026/22

APPEAL by Richard Hogan care of William Doran of 7 St. Mary's Road, Ballsbridge, Dublin against the decision made on the 3rd day of March, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Keeping the pedestrian gate and surrounding ironwork in place and removing the entire front railing, granite capping and brickwork and store safely under cover and form a vehicular access and off-street parking to front with gates to match existing railings to provide one disabled car parking space, all at 68 Rathmines Road Lower, Dublin (a Protected Structure).

Decision

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

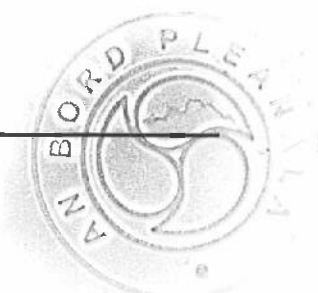
Reasons and Considerations

1. The proposed development, to remove an original historic boundary wall and railings that contribute to the special architectural character of this section of Rathmines Road, would significantly and adversely impact on the setting and context of the subject Protected Structure and the terrace of Protected Structures within which it resides. The proposed development would represent an unacceptable loss of historic fabric, would contravene Policy BHA2 of the Dublin City Development Plan 2022-2028, would be contrary to the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October 2011, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which would create a new vehicular entrance across a public footpath across a segregated cycle path and on to a heavily trafficked arterial route from the city centre, would result in a significant traffic hazard, would create a conflict with more vulnerable road and path users, and would interfere with the safety and free flow of traffic on a public road. The proposed development, by itself and by the precedent it would set, would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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



Dated this 14th day of June 2023.