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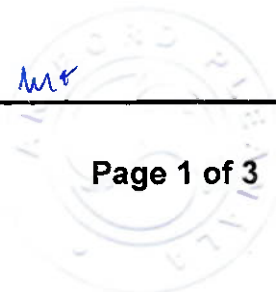
**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4187/22**

**APPEAL** by Paul Kelly and Michael McGowan care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin against the decision made on the 2<sup>nd</sup> day of August, 2022 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Planning permission for demolition of existing three-storey mid-terrace building (172 square metres) at 26 Parkgate Street, Dublin and the erection of a five-storey building (397 square metres) containing four number one bedroom apartments, one per floor at upper levels (including south facing balconies and a ground floor 37.5 square metres), retail unit and associated works; also, apartment bin and bike store at ground floor level; all at 26 Parkgate Street, Dublin.



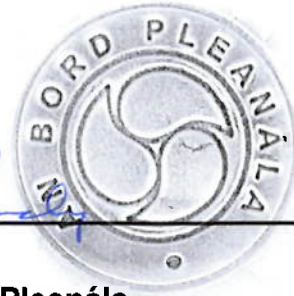
## Decision

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

## Reasons and Considerations

1. Notwithstanding the revisions proposed in the grounds of appeal, it is considered that the proposed development, by reason of its excessive height and scale, architectural style and detailing, fenestration pattern and palette of materials, would be visually obtrusive and result in an abrupt transition within the historic terrace which would detract from the character, scale and architectural form of the traditional streetscape, which is located within a Conservation Area. The proposed development would, therefore, result in overdevelopment of the site, would seriously injure the visual amenities of the area and would contravene the policies of the planning authority as set out under sections 15.4.2 Architectural Design Quality and 15.5.2 Infill Development of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within a traditional historic terrace which contributes positively to the streetscape and is a designated Conservation Area and to its location within a zone of archaeological potential for the historic City (RMP Ref. DU018-020), the Board is not satisfied, in the absence of a historical evaluation on the merits of the building, an archaeological impact assessment or of adequate information justifying the demolition of the building on

heritage or sustainability grounds, that there is sufficient justification for the demolition of the building. The proposed development would, therefore, be contrary to policy objectives BHA9, BHA10, BHA24 and BHA26 as set out in the Dublin City Development Plan 2022-2028, and would be contrary to the proper planning and sustainable development of the area.



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**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this *16<sup>th</sup>* day of *February* 2024.