

An
Bord
Pleanála

Board Order ABP-317508-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3606/23

Appeal by Greenfield Ideas Limited care of Cathal O'Neill and Company of 33 Pembroke Road, Dublin against the decision made on the 7th day of June, 2023 by Dublin City Council to refuse permission for the proposed development.


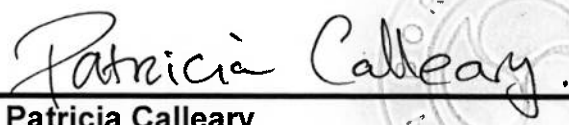
Proposed Development: Retention permission for replacement of existing retractable canopy facing Baggot Street Lower, with new canopy having support legs at 43-44 Baggot Street Lower/11A Fitzwilliam Street Lower (a Protected Structure) Dublin.

Decision

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

Reasons and Considerations

The canopy and supporting structure and apparatus proposed for retention is located in a prominent location close to the junction of Baggot Street Lower and Fitzwilliam Street Lower. They are affixed to a Protected Structure located within a conservation area and close to and visible from the Georgian Conservation Area. It is considered by virtue of its form of construction, appearance, location, size, design and projection that the canopy and its supporting structure and apparatus makes an incongruous and insensitive addition to the external façade of the Protected Structure detracting from its special architectural character and legibility and appears as an unsightly and obtrusive feature on the Protected Structure in this sensitive streetscape. The development proposed to be retained would, therefore, be contrary to the provisions of Section 12.4 of the Architectural Heritage Protection Guidelines for Planning Authorities 2011, Policies BHA2 (b), (d), and (e) and BHA9 of the Dublin City Development Plan 2022 – 2028 in relation to Protected Structure and Conservation Areas, and the Dublin City Council Shopfront Design Guide 2001 and would be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 13 day of May 2024