

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

13-Jul-2023

Michael Malone,
Ceardean Architects
D8 Studios
9 Dolphins Barn
Dublin 8

Application No.	5400/22
Registration Date	15-Jun-2023
Decision Date	12-Jul-2023
Decision Order No	P3759
Location	29,Bow Lane West,Dublin 8,D08V44T
Proposal	Permission is sought for the demolition of existing dwelling & site structures,and the construction of a six-storey apartment building comprising 13 No. apartment units (9 No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces,the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor terraces,ancillary areas for bicycle parking,refuse storage,apartment storage room,associated plant room at ground floor,amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west,maintaining in place a vehicular access with gate providing wayleave access to the side serving the rear of No 28,Bow Lane West,with associated landscaping & site works.
Applicant	Ixeter Property DAC
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the email shown above**

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 12-Jul-2023 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

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1. The existing building, No. 29 Bow Lane has been identified as an 18th century structure and therefore of heritage interest. It is the last historic surviving structure on the south side of Bow Lane, and is reflective of the historic grain and character of the lane. The proposal to demolish the existing structure is contrary to Policy BHA6 'Buildings on Historic Maps' of the Dublin City Development Plan 2022-2028, which places a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847 and is also contrary to Policies BHA11 and BHA24 which seek the rehabilitation and Reuse and Refurbishment of Historic Buildings. The proposal would detract from the architectural heritage of the local area and would therefore be contrary to the proper planning and sustainable development of the area.

- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 12-Jul-2023. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

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Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage