



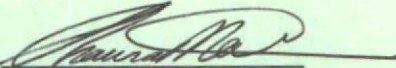
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DUBLIN CITY COUNCIL
ORDER OF THE ACTING CITY PLANNER
PLANNING & DEVELOPMENT ACTS 2000 (AS AMENDED)

APPLICATION TYPE	Permission
DATE RECEIVED	15-Jun-2023
DATE OF DECISION	
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

RECOMMENDATION: I hereby endorse the recommendation of the Planning Officer to **REFUSE PERMISSION** in respect of the above proposal.

SIGNED: 
For Administrative Officer

DATE: 12/07/2023

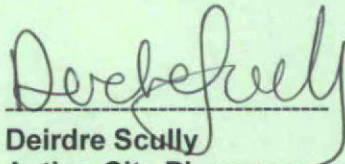
ORDER: In accordance with the above recommendation, I decide that having regard to the provision(s) which are included in the Dublin City Development Plan 2022 - 2028, the above proposal would be contrary to proper planning and sustainable development and I therefore decide to **REFUSE PERMISSION** under the Planning and Development Acts 2000 (as amended) for the reason (s) stated below.

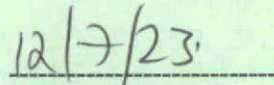
REASON (S)

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

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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.


Deirdre Scully
Acting City Planner


Date:

To whom the appropriate powers have been delegated by order of the Chief Executive, Dublin City Council (Order No. CE 6426) dated the 11th July 2023