



An  
Bord  
Pleanála

**Board Direction**  
**BD-004990-20**  
**ABP-305622-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development would have an adverse impact on the architectural and historic character of the area and so would be contrary to its zoning as a residential conservation area under objective Z2 of the Dublin City Development Plan 2016-2022, and would unduly overbear and overshadow the neighbouring residential properties to the east at Nos. 10 and 11 Heytesbury Street in a manner that would seriously injure their residential amenities.

**Board Member**

**Date:** 21/01/2020

---

Michelle Fagan