



An
Bord
Pleanála

Board Direction
BD-006326-20
ABP-307245-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2020.

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

Reasons and Considerations

Having regard to the prominent location of the site, at the entrance to a short residential cul-de-sac and the established built form, it is considered that the proposed development, by reason of its design, scale and bulk, would be out of character with the existing residential properties in the vicinity, would significantly infringe on the existing building line along Clonliffe Avenue and would significantly impact on the residential amenity of the adjoining properties and set a precedent for further over scaled development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual and residential amenities of the area, conflict with Section 16.10.9 of the Dublin City Development Plan, 2016-2022 and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/08/2020

Terry Ó Niadh