



Board Direction

Ref: 29S.245491

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th, January 2016.

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

REASONS AND CONSIDERATIONS

Notwithstanding the city centre location of the site and the 'Z 5' zoning objective for the area in the Dublin City Development Plan 2011 – 2017 which seeks to 'consolidate and facilitate the development of the central area and identify, reinforce and strengthen its civic design, character and dignity', the Board considered that a having regard to its rooftop location and close proximity to upper floor residential development in the immediate vicinity the proposed development would seriously injure the residential amenities of dwellings in the vicinity of the site by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 18th, January 2016
Paddy Keogh