



Board Direction

Ref: PL29N.245898

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th April 2016.

The Board decided by a majority of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. The appeal site is zoned 'Z1', in the Dublin City Development Plan 2011 – 2017, the objective of which is *“to protect, provide and improve residential amenities”*. It is also located on land that has a transitional zoning character with the land to the north of the site zoned 'Z2' the stated objective of which is *“to protect and/or improve the amenities of residential conservation areas”*. Notwithstanding the suitability in principle of the lands for the proposed purpose but having regard to the height, scale and proximity of the proposed development relative to site boundaries and the established pattern of development in the area; it is considered that the proposed development would represent an inappropriately abrupt transition in use and scale from adjoining Z2 residential usage and would have an overbearing visual impact on the existing residences on St. Joseph's Road. The proposed development would, therefore, seriously injure the amenities, depreciate the value of properties in the vicinity and would be contrary to the zoning objective of the area, which is to protect and/or improve the amenities of residential conservation areas, and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design of the proposed development and to the choice of materials proposed, to the proposed height, scale and massing of Block A and Block B, it is considered that the development would be visually incongruous in its context and would have a serious negative impact on the visual amenities of the area, in particular when viewed from Saint Joseph's Road to the north and from long range views from Prussia Street and Manor Street, to the south. Accordingly, the proposed development would be

contrary to the provisions of the Dublin City Development Plan, 2011-2017 and the proper planning and development of the area.

3. The Board is not satisfied that the proposed development would not be likely to have significant adverse overshadowing impacts on (i) the proposed communal courtyards and (ii) adjoining properties along Aughrim Street, Saint Joseph's Road and Prussia Street; based upon lack of information provided in relation to shadow study. The proposed development would thus be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 25th April 2016
G.J. Dennison