



Board Direction

Ref: PL29S.246213

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th July 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

Notwithstanding the residential zoning of the subject site, it is considered that having regard to the design, height, scale and proximity of the proposed development relative to site boundaries and to the established pattern of development in the area, the proposed development would be visually obtrusive and have an overbearing visual impact on existing properties in Richmond Hill and Mount Pleasant Avenue including the proximate landmark 1910 building. The proposed development would, therefore, seriously injure the amenities and character of the area and would be contrary to Section 17.9.7 of the Dublin City Development Plan 2011-2017 and Section 5.9 relative to infill development and impact on the character of the area in the Planning Guidelines, Sustainable Residential Development in Urban Areas 2009.

Board Member: _____ Date: 26th July 2016
G.J. Dennison