



An  
Bord  
Pleanála

**Board Direction  
PL29S.246347.**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 25<sup>th</sup> 2016.

The Board decided to refuse permission in accordance with the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the Z8 Zoning of the site, to the scale mass and height of the proposed development, its proximity to the Printing House (a Protected Structure, and the adjoining Conservation Area, the Board considered that the proposed development would represent overdevelopment, be overbearing and visually obtrusive and would fail to integrate to a satisfactory level with its surrounding environs and would be contrary to the objectives of the Z8 Zoning the objective of which is "*to protect the existing architectural and civic design character*" and to "allow for limited expansion consistent with the conservation objective", and would therefore seriously detract from the visual amenities of the area and would have a negative impact on the architectural charter of the area, and would establish a negative precedent for similar development and would therefore not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission with conditions, the Board noted and agreed with the concerns expressed by the inspector with regard to the design, bulk, mass, scale and context of the proposed development and considered that the reduction in height and the additional set back as suggested by the inspector would not satisfactorily overcome the Boards serious concerns in light of the Z8 Zoning objective.

**Board Member**

**Date:** 25.07.16

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Paul Hyde