



Board Direction

Ref:PL29S.247352

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th February 2017.

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

Reasons and Considerations

The Board considered that the scale of the proposed development, in terms of the disposition of the main building elements, the excessive void to solid ratio, the absence of horizontal delineation, the absence of an active street frontage at ground floor level and the overall delineation of the proposed building which makes inadequate reference to the visual pattern of development in the immediately surrounding area and inadequate response to the rectilinear nature of nearby developments, would be seriously injurious to the visual amenities of the area and of properties in the vicinity, and would 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, the Board considered that the proposal would detract from the streetscape and the visual and residential amenities of the area due to inappropriate scale and design.

Board Member: _____
Michael Leahy

Date: 10th March 2017