



## Board Direction

---

Ref: 29S.247442

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28<sup>th</sup>, February 2017.

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

### REASONS AND CONSIDERATIONS

Having regard to the existing character, scale and pattern of development in the immediate vicinity and to the configuration and limited scale of the site, it is considered that the proposed apartment block, by reason of its overall scale and bulk would constitute a visually incongruous feature in the streetscape. In this regard, it is considered that the proposed development is unacceptable in terms of the proposed treatment of the boundary with the immediately adjoining building to the north-east on Percy Place, which is a Protected Structure. Furthermore, it is considered that the proposed development would adversely impact on views from a number of important nearby vantage points including points along the Grand Canal, Huband Bridge and the Pepper Canister Church. Accordingly, it is considered that the proposed development constitutes overdevelopment of a restricted site and would, therefore, be contrary to 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 modifications recommended by the Inspector were too substantial an intervention in the overall design of the proposed scheme and, in any event, did not fully address the concerns of the Board as set out in the Reasons and Considerations above.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 6<sup>th</sup>, March 2017