



An
Bord
Pleanála

Board Direction
PL29N.247761

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 3rd 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the increase in scale by the addition of a sixth floor would be excessive having regard to the location between a three storey building and a four storey building, neither of which is expected to be redeveloped in the near future, the need for consistent street frontages, and the impact on views from Church St, an important route within the city, where the proposed development would seriously injure the visual amenities of the area; and having regard to proximity to residential development where the excessive overshadowing of the proposed development would seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03.07.17

Paul Hyde