



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.248306**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23<sup>rd</sup> August 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 proposed three storey dwelling by reason of its height, scale, design and proximity to the protected structure would be visually obtrusive on this restricted site and would represent over development which would not enhance and would be out of character with the protected structures and pattern of development in the Pearse Square Conservation Area. As such it would be contrary to Policy CHC4 of the Dublin City Development Plan 2016-2022. The proposed development would therefore set an undesirable precedent for further such development and would seriously injure the visual and residential amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:**

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Eugene Nixon