



An
Bord
Pleanála

Board Direction
PL06D.248567

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th October 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations. The Board also noted the concerns of the Inspector regarding the sharing of access to the rear of the proposed development but, having regard to the substantive reasons for refusal below, did not consider it necessary to include this in its reasons and considerations.

Reasons and Considerations

Having regard to the prominent location of the site, to the established built form and character of Georges Street Upper, to the existing buildings adjacent to the site which are considered to be of importance to the streetscape, and to the buildings on the opposite side of Anglesea Lane, it is considered that the proposed development, consisting of a four storey building, would be incongruous in terms of its design, scale and height, and visually disruptive and discordant, and therefore out of character with the streetscapes, and would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/10/2017

John Connolly