



An
Bord
Pleanála

Board Direction
PL29N.248638

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 11th 2017.

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

Reasons and Considerations

1 The site is zoned 'residential' where it is the policy of the Planning Authority as expressed in the current Dublin City Development Plan 2016 to promote residential development at sustainable urban densities having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area. This policy is considered reasonable. Having regard to the prominent city centre location of the site that forms part of the visual setting for the city on approach from North Strand Road towards Amiens Street, it is considered that the proposed development represents a poor design solution that fails to have regard to in particular to the proximity of Shamrock Cottages, a residential conservation area, immediately south of the site. The proposed development also fails to provide high quality residential development in accordance with section 28 Guidelines and most notably Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), 2009. The architectural expression of the proposed apartment block by reason of excessive mass, scale, design, and use of materials would be of poor architectural quality on this prominent site and would seriously injure the residential and the visual amenities of the area.

2 The proposed units would offer poor residential amenity for future occupants by reason of compact awkward internal configurations. The proposed development would, therefore, conflict with the objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note : The Board noted the inspectors concerns with regard to the location of the site in an area which is prone to flooding and on the basis of the submissions made in connection with the planning application and appeal, the Board was not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. However, the Board considered this a new issue and having regard to the substantive reasons for refusal it decided not to pursue this issue further.

Board Member

Date: 11.12.17

Paul Hyde