



An  
Bord  
Pleanála

**Board Direction  
PL29N 248882**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 13 December, 2017.

The Board decided, by a majority of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the existing pattern and form of development in the area, it is considered that the proposed development by reason of its design, scale, mass and position within the streetscape would provide an inappropriate urban design response to the site which would be visually obtrusive and incongruous in the streetscape, would detract and infringe upon the established building line in the vicinity of the development and would seriously injure the amenities of the area and 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:** 13.12.2017

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Terry Prendergast