



An
Bord
Pleanála

Board Direction
PL29N.249356

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 23rd 2018.

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

Reasons and Considerations

1 Having regard to the site's location adjoining St. Canice's Roman Catholic Church, a Protected Structure, to the character of the area and to Policy CHC2 and the Design Principles outlined in the Dublin City Development Plan 2016-2022, it is considered that the proposed development, by reason of scale, siting, materials and layout, including the elevational treatment at street level, the siting of the building onto Ballygall Road West and the loss of trees along the northwest boundary, would not comprise an appropriate design response and would relate poorly to its receiving environment; seriously detracting from the area in terms of visual amenity and having an adverse impact on the character and setting of the adjoining Protected Structure. The proposed development would, therefore, seriously injure the visual amenity of the area, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and Policy CHC2, which requires new development to relate to and complement the special character of Protected Structures, and therefore, would be contrary to the proper planning and sustainable development of the area.

2 Having regard to the scale, layout and design of the proposed development, the existing pattern of development in the area, the site topography and the provisions of Dublin City Development Plan 2016-2022, it is considered that the proposed development would fail to provide adequate levels of sunlight and daylight to apartments and their private amenity spaces and would fail to provide an appropriate means of servicing and accessing the apartments, by reason of the siting of apartments overlooking and proximate to a boundary below the adjoining church grounds, together with the design elements which do not meet the minimum standards set out in the Development Plan. The proposed development would, therefore, constitute a substandard form of residential development with an unsatisfactory standard of residential amenity for future occupants of the development contrary to the development standards of Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3 Having regard to the scale of the proposed development and to its proximity to adjoining residential properties to the south west and proximity to the northeast boundary with the church grounds, it is considered that the proposed development would be visually incongruous, would give rise to overbearing effects and would adversely impact on the residential amenities of properties to the rear of Main Street. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23.02.18

Paul Hyde