



An
Bord
Pleanála

Board Direction
BD-000321-18
ABP-300041-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 16th 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the pattern of existing development in the vicinity, and in particular the existing two storied residential dwellings in immediate proximity to the subject site, it is considered that the proposed development, by reason of its height and of its form and nature, would represent significant overdevelopment of a restricted site, would be overbearing in the context of adjoining residential properties and would seriously injure the residential amenities of such properties. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the zoning objective applying to the subject site – Z1 “To protect, provide and improve residential amenities” - it is considered that the proposed development, by reason of its scale and nature, and the potential for disturbance that such a commercial use would represent, would conflict with the overall purpose of the zoning objective, and would, notwithstanding the previous use of a site as a public house, lead to an intensification of activity in this predominantly residential area, including increased commercial servicing on Verschoyle Place, which would seriously injure the residential amenities of

nearby properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the proposed use, notwithstanding the previous use of the subject site as a public house, would be compatible with the protection of the residential amenities of neighbouring properties. In this regard, the Board had regard to the overall purpose of the zoning objective applicable to this site, and considered that the proposed use would conflict with this purpose, particularly having regard to the close proximity of the development to such residential properties. Furthermore, the Board did not consider that the overbearing impact of the proposed development could be successfully mitigated by the removal of one (or more) floors from the proposed building, and noted that the plot ratio of the proposed development, even with the removal of such floors, would be significantly in excess of the maximum indicative plot ratio for Z1 zonings in the inner city, as set out in the statutory Development Plan, and would therefore represent significant overdevelopment of this restricted site.

Board Member

Date: 16th May 2018

Philip Jones