



An  
Bord  
Pleanála

**Board Direction**  
**BD-001189-18**  
**ABP-300800-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2018.

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

### **Reasons and Considerations**

The site is within an area zoned ZO3 Inner City Residential Neighbourhoods the objective for which is to reinforce the residential character of inner city residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions. Notwithstanding the suitability, in principle, of the lands for the proposed purpose but having regard to the height, scale and proximity of the proposed development relative to site boundaries and the pattern of development in the area, it is considered that the proposed development would give rise to unacceptable levels of overshadowing and loss of daylight on the existing residences on Dyke Parade. The proposed development would, therefore, seriously injure the amenities of properties in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 26/09/2018

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Eugene Nixon