



An
Bord
Pleanála

Board Direction
BD-000797-18
ABP-301043-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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

Reasons and Considerations

1. It is considered that the proposed development constitutes substandard over development, by reason of excessive scale, height and mass of Block A relative to Bank of Ireland building on the corner site facing onto Drimnagh Road and Long Mile Road at the northern end of Walkinstown Road would be overbearing and would undermine the Bank of Ireland building and would fail to satisfactorily integrate into the established form and character of the streetscape As a result the proposed development would seriously injure the visual amenities of the site location and its environs, and, would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would be substandard by reason of the:
 - backland and isolated nature of the location of Block D and lack of connectivity within the proposed development due to severance of the proposed development by way of the insertion of an internal access road with linear carparking to either side adjoining the rear of existing residential properties;

- The layout of the proposed development whereby the communal open space overlooked by Blocks A, B and C also serves as the circulation route serving as an access for most of the residential units in these blocks;
- The serious impacts on the privacy of the property units in Blocks A,B and C by mutual overlooking;
- Deficiencies in the quality and amenity potential of the private open space provision for apartments due to the position of the balconies and terraces, facing towards and overlooking Walkinstown Avenue and Balfe Road and, for first floor units in Block A on the roof of the retail and restaurant units projecting forward of the block at ground floor level.

As a result, the proposed development would seriously injure the residential amenities of future occupants, would seriously injure the residential amenities of adjacent properties, and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 30/07/2018

Michelle Fagan