



An
Bord
Pleanála

Board Direction
BD-001277-18
ABP-301051-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/10/2018.

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

Reasons and Considerations

Having regard to the Z1 residential zoning, as set out in Dublin City Development Plan 2016-2022 for the area, to the backland nature of the site, and to the layout, height, scale and design of the proposed development and its proximity to existing residential development, it is considered that the proposed development would have an adverse impact on the existing amenities of residential development by reason of an overbearing impact. It is considered, therefore, that the proposed development would seriously injure the amenities of adjoining property, would depreciate the value of property in the vicinity and would 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 accept that the proposed development would not unduly adversely affect the amenities of neighbouring residential property in terms of overlooking and its overbearing impact.

Board Member

Date: 05/10/2018

Stephen Bohan