



An
Bord
Pleanála

Board Direction
BD-001173-18
ABP-301273-18

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

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

Reasons and Considerations

Having regard to the established built form and character of the surrounding area, to the provisions of the Liberties Local Area Plan with key objectives to promote sensitive infill, on lands zoned Z5, where it is an objective "*To consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity*" and the policies and objectives of the Dublin City Development Plan 2016 – 2022, in particular Section 16.7.2 - criteria for higher buildings, and having regard to the fact that the subject site is located at a mid-point of the urban block (where landmark buildings would be inappropriate), it is considered that the proposed development, by reason of its restricted width, the elongated nature of the site and its excessive height relative to surrounding buildings, would be visually incongruous in terms of its design, which would be out of character with the streetscape and, by reason of its prominence, would be contrary to the protection of the visual amenity of the Liffey Quays Conservation Area and contrary to section 16.2.1.1 of the Development Plan. Furthermore, by reason of its excessive scale and its location adjoining existing residential properties, it is

considered that the proposed development would lead to an unacceptable level of overshadowing and would thereby seriously injure the residential amenities of adjoining property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25th September 2018

Philip Jones