



An
Bord
Pleanála

Board Direction
BD-001197-18
ABP-301902-18

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

Having regard to the existing character and the prevailing pattern of development along First Avenue, and to the "Z2" zoning applicable to the surrounding area where the objective is *"to protect and/ or improve the amenities of residential conservation areas"*, it is considered that the proposed development, by reason of its height, massing and design, would be out of scale and out of place at the end of the terrace, and would seriously detract from the architectural character, uniformity and setting of the streetscape generally. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 26/09/2018

Stephen Bohan