



An
Bord
Pleanála

Board Direction
BD-003279-19
ABP-303875-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/12/2019.

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

Reasons and Considerations

1. The proposed development is located close to architecturally sensitive areas and close to buildings and streetscape elements associated with the former Players site (RPS reference 855) listed in the Record of Protected Structures of the Dublin City Development Plan 2016-2022. It is considered that the proposed design strategy as it relates to the design, scale and massing of apartment buildings B, C, D and E proposed proximate to the adjacent site to the north and the location of Block A in close proximity to the newly constructed houses to the east does not provide the optimal design solution having regard to the site's locational context. The applicant has not satisfactorily demonstrated that the proposed development would successfully integrate into or enhance the character and public realm of the area, having regard to the topography of the site and the proximity of domestic scale residential development.

At the scale of the city and given the topographical and architecturally sensitive constraints in and around the site, the proposed development would not successfully integrate with existing development in the vicinity and would therefore be contrary to the Ministerial Guidelines and would be therefore contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/06/2019

Paul Hyde