



An  
Bord  
Pleanála

**Board Direction**  
**BD-003866-19**  
**ABP-303948-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2019.

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 historic character of the area, it is considered that the proposed development, by reason of its excessive scale, height, bulk and mass, would adversely affect the setting of nearby Protected Structures. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the Dublin City Development Plan 2016-2022, in relation to conservation and design, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/08/2019

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Michelle Fagan