



An  
Bord  
Pleanála

**Board Direction**  
**BD-003438-19**  
**ABP-303992-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st. July, 2019.

The Board decided to:

- 1) **Grant permission for** alterations to condition No 5 of Register reference 3014/18 to allow the approved ground floor office unit at Blackhall Street to be let and operated as a Class 3 office use independent from the approved apartment units subject to the following conditions

#### **Reasons and Considerations**

The Board considered that the alterations proposed to allow the approved ground floor office unit at Blackhall Street to be let and operated as a Class 3 office use independent from the approved apartment units were acceptable and would facilitate an active use at ground floor level.

#### **Conditions**

***As per the Planning Authority's conditions***

2. **Refuse permission for** the provision of an additional floor above the approved 6<sup>th</sup> floor level to provide 2 no. one bedroom apartments at the 7<sup>th</sup>. floor level for the following reasons and considerations.

#### **Reasons and Considerations**

The proposed eight storey penthouse onto Blackhall Street, through its design, form, scale height and proportions, would be overdevelopment of the

subject site and would be detrimental to the visual amenity of the streetscape. The proposed increase in height would negatively impact on the unified architectural treatment along Blackhall Street and the historic character and fabric of the area. The proposal would, therefore, 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 considered and agreed with the Planning Authority, that the additional 2 no. apartments would result in overdevelopment of the site, would appear overly dominant when viewed in conjunction with the existing three storey terraced properties in Blackhall Street and would not assimilate seamlessly into the existing proposed building on the site.

**Board Member**

**Date:** 01/07/2019

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Terry Ó Niadh