



An  
Bord  
Pleanála

**Board Direction**  
**BD-003859-19**  
**ABP-303996-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> August 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 unique characteristics of the prominent corner site, it is considered that the proposed development, by reason of its design, overall height, bulk, scale and mass, would fail to respond to the site context, would not contribute to a sense of place making, would be monolithic and would visually dominate and seriously injure the character of the streetscape. The proposed development would represent a visually discordant feature that would be detrimental to the character of this area. The proposed development would, therefore, contravene the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, scale, bulk, mass and overall height of the development in the context of its surroundings, it is considered that the proposed scheme would be overbearing when viewed from adjacent residential properties and would seriously injure the residential amenities of these properties through undue overbearing visual impact and failure to provide a transition in scale with existing

development. As such, the proposed development would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/08/2019

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Terry Prendergast