



An
Bord
Pleanála

Board Direction
BD-003496-19
ABP-304167-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9/7/2019.

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, by reason of its bulk, scale, mass, and depth, would be monolithic and would visually dominate the streetscape and the setting of the adjacent protected structures to the east. The proposed development would represent a visually discordant feature that would be detrimental to the architectural character of this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its design and layout and qualitative provision of private open space would fail to establish a satisfactory standard of amenity for future occupants of the proposed ground floor units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area would conflict with the provisions of the Development Plan and the Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities (2007). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 09/07/2019

Paul Hyde