



An
Bord
Pleanála

Board Direction
BD-004320-19
ABP-304808-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2019.

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

Reasons and Considerations

1. Having regard to the Z9 Amenity / Open Space Lands / Green Network zoning of the site with the objective 'to preserve, provide and improve recreational amenity and open space and green networks' as established by the Dublin City Development Plan 2016-2022, it is considered that the proposed residential development which would result in a significant loss of existing trees and vegetation and encroachment into the riparian corridor of the River Liffey is not justifiable in this sensitive location, and would therefore contravene materially the said zoning objective. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, by reason of its scale, height, mass and bulk would constitute overdevelopment of the site, would result in an overbearing structure which would adversely affect the character of the conservation area, and would seriously injure the residential amenities of properties in proximity to the site by reason of overlooking. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/10/2019

Maria FitzGerald