



An
Bord
Pleanála

Board Direction
BD-005341-20
ABP-305177-19

The submissions on this file (including the applicant's response to the Board's Section 137 notice) and the Inspector's report were considered at a further Board meeting held on 09/03/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Notwithstanding the improved layout at ground floor and mezzanine floor levels in Building B, and the revised approach which reduces the quantum of fabric removal from the protected structures and ensures that the significance of the site is further revealed, the Board considered that, having regard to

- the Urban Development and Building Height Guidelines for Planning Authorities, 2018,
- the increased height, scale and massing of development recently permitted/constructed in the area,
- the poor design response of the revised proposal (submitted as significant further information) in contrast with that of the original proposal, in terms of height, façade treatment, and architectural expression,

the revised proposal would not constitute an adequate response to the context and opportunity of this urban site and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the revised proposal would not constitute an adequate response to the context and opportunity of this urban site and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Note:

The Board considered that the applicant's response to its Section 137 notice had not addressed the concerns raised in that notice, which related to the the poor design response of the revised proposal (submitted as significant further information) in contrast with that of the original proposal, in terms of height, façade treatment, and architectural expression.

The Board noted that it had not raised concerns in respect of the original proposal, rather it noted the potential for improving the layout at ground floor and mezzanine floor levels in Building B, and reducing the quantum of fabric removal from the protected structures, thereby ensuring the significance of the site would be further revealed.

In particular, and in respect of the original proposal, the Board did not raise concerns regarding potential for overlooking or overbearing.

[Please enclose this Direction with the Board Order]

Board Member

Date: 09/03/2020

John Connolly