



An  
Bord  
Pleanála

**Board Direction**  
**BD-004711-19**  
**ABP-305293-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2019.

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 existing permission on the site, to the design, scale and massing of the proposed development and its relationship with the adjoining two-storey streetscape on North Strand Road, it is considered that the proposed increase in height over that for which permission exists, would result in the development being visually obtrusive and incongruous, failing to integrate successfully with the existing streetscape, the character of the area and the overall built environment. The proposed development would not make a positive contribution to the urban neighbourhood and streetscape at this location, would be contrary to the provisions of the Dublin City Development Plan 2016-2022, contrary to the Ministerial Guidelines, 'Urban Development and Building Heights, Guidelines for Planning Authorities' published in December 2018 by the Department of Housing, Planning and Local Government, and would be seriously injurious to the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/12/2019

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Chris McGarry