



An  
Bord  
Pleanála

**Board Direction**  
**BD-004886-20**  
**ABP-305348-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2020.

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

### **Reasons and Considerations**

The site of the proposed development is located within a designated Residential Conservation Area to which the zoning objective Z2 of the Dublin City Development Plan 2016-2022 applies. Having regard to the restricted size of the site, it is considered that the proposed development would seriously injure the visual character and architectural coherence of this Residential Conservation Area and would be contrary to the said zoning objective set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/01/2020

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Michelle Fagan