



An  
Bord  
Pleanála

**Board Direction**  
**BD-005252-20**  
**ABP-305603-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2020.

The Board decided to make a split decision, to

- (1) grant permission (subject to condition) for the provision of the same proportion of brick on the front elevation of the subject building, as provided for in the original application, as modified by Further Information submitted under Register Reference: 3900/18.

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for the construction of an additional floor of residential accommodation, identical in layout to the floors already permitted from first to fourth floor levels.

for the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to grant permission for the construction of an additional floor, the Board shared the view of the Inspector that the issue of overshadowing was not a material issue, however the Board agreed with Dublin City Council that the proposed increase in height for a considerable length along Poplar Row, would result in the permitted development being visually incongruous and failing to integrate successfully with the existing streetscape and built environment.

(1)

**Reasons and Considerations.**

Having regard to the proposed elevational treatment as set out in the application and appeal documentation, it is considered that, subject to the condition set out below, the proposed development would be acceptable in terms of design and would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Condition.**

1. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority, plans and particulars which indicate the detailing of materials and finishes to the front elevation of the permitted building.

**Reason:** In the interest of clarity.

(2)

**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 adjoining properties, it is considered that the proposed increase in height over that for which permission exists, would result in the development being visually incongruous and failing to integrate successfully with the existing streetscape and built environment, and the existing and permitted streetscape on Poplar Row and North Strand Road and failing to enhance the existing character and built environment of the area. In this regard, the proposed development would not make a positive contribution to the urban

streetscape and neighbourhood at this location, would be contrary to the relevant provisions of the Dublin City Development Plan 2016-2022, would be 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 and the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 26/02/2020

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Chris McGarry