



An
Bord
Pleanála

Board Direction
BD-005309-20
ABP-305777-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2020.

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

Reasons and Considerations

1. The proposed development would constitute over development of the site by virtue of its height, scale and massing and would result in an unacceptable negative visual impact on this prominent site within a designated Conservation Area. The proposal would be seriously injurious to the residential amenity of adjoining properties in terms of the overbearing impact and the potential for overlooking from the terraces on the upper levels and, as such would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area. In addition, the proposed development, with a significant proportion of single-aspect north-west facing units would provide inadequate residential amenity for future residents of those units. The proposed development would therefore seriously injure the visual amenities of the area and therefore, be contrary to the proper planning and sustainable development of the area.

Note: Based on the information on file and given the proximity of the proposed development to the River Dodder, which is hydrologically linked to the South Dublin Bay SAC (site code 000210) and the South Dublin Bay and River Tolka Estuary

SPA (site code 004024), the Board could not be satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on the South Dublin Bay SAC (site code 000210) and the South Dublin Bay and River Tolka Estuary SPA (site code 004024), or that the proposed development, in the absence of a Natura Impact Statement, would not be likely to adversely affect the integrity of these European Sites, in view of the sites' Conservation Objectives.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 06/03/2020

Stephen Bohan