



An
Bord
Pleanála

Board Direction
BD-005431-20
ABP-305990-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

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

Reasons and Considerations

1. Having regard to the existing character and the prevailing pattern of development, the site location within an Architectural Conservation Area and the presence of a structure on site of architectural interest which is listed in the National Inventory of Architectural Heritage, it is considered that the proposed development, by reason of its height and design, would seriously detract from the architectural character and setting of No.62 Moore Street and of the streetscape generally and be contrary to policies CHC1, CHC4 and the guidance set out in Section 16.2.2.3 of the Dublin City Development Plan 2016 - 2022. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2. The proposal would provide for a poor standard of accommodation for future residents and would be contrary to the policies and objectives of the Dublin City Development Plan which seeks to promote the provision of quality apartments and to ensure that apartment living is an increasingly attractive and desirable housing option. The proposed development would therefore fail to provide an adequate standard of residential amenity for future residents and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/03/2020

Paul Hyde