



An  
Bord  
Pleanála

**Board Direction**  
**BD-005465-20**  
**ABP-306026-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

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

### **Reasons and Considerations**

The proposed development is located in an area for which the stated zoning objective in the current Dublin City Development Plan is 'to provide for and improve neighbourhood facilities', is situated to the rear of commercial and residential developments and would be accessed by way of a private service laneway which serves a public house and fast food outlets. Furthermore, the proposed development would be highly visible from and proximate to first floor residential development at this neighbourhood centre.

It is considered that this piecemeal development would constitute a form of development which would be out of character with the area and would constitute an overbearing form of development, which would interfere with existing residential amenities. It is considered that the proposed development by reason of noise and disturbance would provide a substandard level of residential amenities for future occupants.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/03/2020

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Michelle Fagan