



An
Bord
Pleanála

Board Direction
BD-006087-20
ABP-306629-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2020.

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 by reason of its design, form and scale within the curtilage of a protected structure, is considered to be contrary to Policy CHC2 of the Dublin City Development Plan 2016-2022, which is to discourage any development which does not relate sensitively to and complement the special character of a Protected Structure. The proposal would constitute a visually obtrusive form of development, would represent an overdevelopment of the subject site and would set a precedent for development which would be incompatible with the established character of the subject site and the local area. The proposal would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the area

Note: In not agreeing with the Inspector's second reason for refusal the Board decided that the issue of overlooking or overshadowing would not be seriously injurious to the residential amenities of adjoining properties, but that the main issue is the design, scale and form of the proposed development.

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

Board Member

Date: 14/07/2020

Stephen Bohan