



An
Bord
Pleanála

Board Direction
BD-006509-20
ABP-306994-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/09/2020.

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, by reason of its height, scale and configuration relative to the northern and north-western site boundaries, would seriously injure the residential amenities of property in the vicinity, by reason of overbearing and overshadowing impacts on Nos. 9 and 10 Coultrey Drive, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existing character and the pattern of development within the site, and the presence of a structure of architectural interest which is listed as a Protected Structure in the current Development Plan for the area, it is considered that the proposed development, by reason of its, scale, height and massing, would seriously detract from the architectural character and setting of St. Pappin's Church, (Protected Structure Ref. 482), would materially and adversely affect the character of this Protected Structure, and would be contrary to policy CHC2 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/09/2020

John Connolly