



An
Bord
Pleanála

Board Direction
BD-006270-20
ABP-307159-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/08/2020.

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

Reasons and Considerations

The site of the proposed development is at a prominent location in the area and within the historic curtilage of St. James Church and adjacent Parochial House which are included on the record of protected structures along with several other structures in the vicinity including the curvilinear building at Grand Canal Place opposite the site location. It is considered that the design of the proposed building would be visually obtrusive and would dominate and detract from the established historic character and setting of the protected structures and would fail to compliment and contribute positively the surrounding historic urban context. As a result, the proposed development would seriously injure the integrity and character of the protected structures and the visual amenities and historic architectural character of the surrounding built environment.

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

Board Member

Date: 18/08/2020

John Connolly