



An
Bord
Pleanála

Board Direction
BD-006382-20
ABP-307236-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2020.

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

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- a) The site's location within the administrative area of Dublin City Council with a zoning objective for residential development;
- b) The policies and objectives in the Dublin City Development Plan 2016-2022;
- c) Nature, scale and design of the proposed development;
- d) Pattern of existing and permitted development in the area;
- e) The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual;
- f) The Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013;
- g) The Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- h) The Urban Development and Building Heights Guidelines for Planning Authorities 2018;

- i) Architectural Heritage Protection Guidelines 2011;
- j) Chief Executive's Report;
- k) Submissions and observations received;
- l) The report and recommendation of the inspector.

Proper Planning and Sustainable Development

The Board considered that:

1. The proposed development, by virtue of the design, bulk and extent of the building profile of Blocks B, C and D, would be out of character with the context of the site and would represent a visually prominent form of the development relative to its immediate environment and, in particular, the wider cityscape, would constitute overdevelopment of the site and would be contrary to Section 11.1.5.3 of the Dublin City Development Plan 2016-2022 relating to adverse impacts on the setting of a protected structure (in this instance no. 29 Prussia Street) and Sections 16.2.2.2 and 6.7.2 of the Development Plan and Section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) in terms of standards of urban design, architectural quality and place making outcomes at the scale of the relevant to site context. The proposed development provides an inadequate design response to this sensitive infill site, would be of insufficient architectural quality, would reflect a visually dominant feature in the wider cityscape and would detract from the character and setting of a Protected Structure and be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied on the basis of the Sunlight/Daylight and Overshadowing analysis submitted including the failure to appropriately access the cumulative impact of the permitted adjoining development, that the proposed development would not be detrimental to the established residential amenity of development to the south no. 29 Prussia Street and, in particular, St. Joseph's Place and the adjoining St. Joseph's Court to the north and the access to daylight and sunlight currently afforded to these properties including the public roadway fronting the dwellings to the north of the site. It is

considered that the height, bulk and scale of the proposed Blocks B,C and D given their proximity to and extent along the north and south site boundaries, would appear visually overbearing reducing any meaningful outlook laterally and vertically to the south and north respectively as viewed from adjoining developments and would result in overshadowing of the adjoining sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 31/08/2020

Michelle Fagan