



An
Bord
Pleanála

Board Direction
BD-006668-20
ABP-307463-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

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 close to architecturally sensitive areas and close to buildings and streetscape elements associated with the former Players site (Record of Protected Structures reference 855) listed in the Record of Protected Structures of the Dublin City Development Plan 2016-2022. It is considered that the proposed design strategy as it relates to the design, scale, massing and disposition of the blocks, does not provide the optimal design solution having regard to the site's locational context. This is particularly in relation to the scale, mass and resulting visual impact of Block A and the disposition, layout, height, scale and resultant visual impacts of Blocks B, C, D and E. The proposal would therefore be contrary to the Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018.

Furthermore, it has not been satisfactorily demonstrated that the proposed development would successfully integrate into or enhance the character and public realm of the area, having regard to the topography of the site, the proximity of domestic scale residential development and proximity to Protected Structures.

Given the topographical and architecturally sensitive constraints in and around the site, the proposed development would not successfully integrate with existing development in the vicinity and would, therefore, be contrary to the Ministerial Guidelines, and the proper planning and sustainable development of the area.

Note:

The Board considers that there is inadequate information submitted with the application in relation to daylight and sunlight assessment of both the proposed development and existing adjacent properties, as well as a lack of a landscape and visual impact assessment undertaken by a qualified practitioner. Inconsistencies / inaccuracies are also noted within the submitted AA Screening Assessment and should be addressed in any subsequent application.

Board Member

Date: 09/10/2020

Michelle Fagan