



An
Bord
Pleanála

Board Direction
BD-007250-21
ABP-308228-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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

Reasons and Considerations

It is considered that the proposed development and, in particular, Blocks A and D, by reason of their design, scale, bulk and mass would seriously detract from the setting and character of protected structures and areas of conservation value in the vicinity of the site, in particular, the Halston Street Conservation Area, no. 17 Halston Street (Protected Structure Ref. 3506), St. Michan's Church and Presbytery (Protected Structure Ref. 3505), the former Parish Hall / Schoolhouse Cuckoo Lane (Protected Structure Ref. 2092), the Fruit and Vegetable Market on Mary's Lane (Protected Structure Ref. 5069), Green Street Courthouse (Protected Structure Ref. 3327) and the Debtors Prison Green Street (Protected Structure Ref. 3507) and St. Michan's Park. As such, the proposed development would contravene policies CHC2 and CHC4 of the Dublin City Development Plan 2016-2022 in relation to the protection of the special interest and character of protected structures and conservation areas and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/01/2021

Terry Prendergast

Note: While the Board agreed with the Inspector's second recommended reason for refusal in relation to maximum occupancy standards per cluster and provision of communal facilities, it considered that these matters could be dealt with by way of condition.

Note: The Board also agreed with the Inspector that the proposed development would have a significant impact on the amenities of the neighbouring residential properties in the George's Hill Apartment development and on the primary school to the west of Block A. It also agreed that the level of impact on the amenities of neighbouring properties arises to a large degree from the overall height, design, scale, bulk and mass of the proposed blocks. Given the substantiated reason for refusal above in relation to this issue, the Board did not include a reason for refusal on the basis of the impact on neighbouring properties.

Please issue Board Direction with Order.