



An  
Bord  
Pleanála

**Board Direction**  
**BD-007790-21**  
**ABP-308360-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2021.

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

### **Reasons and Considerations**

Having regard to the Dublin City Development Plan, 2016-2022 according to which the site location comes within the Docklands Strategic Development Regeneration Area 16, in the area outside the designated SDZ areas and, subject to the zoning objective Z1: The Board considered that the proposed development would be visually dominant, obtrusive, overbearing and incongruous and incompatible within the receiving, riverside streetscape and would detract from and seriously injure the visual amenities and architectural character of the existing development especially the Pembroke Cottages within the area subject to the zoning objective 'Z2' *to protect and/or improve the amenities of residential conservation areas*'. As a result. the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31/03/2021

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Paul Hyde