



An
Bord
Pleanála

Board Direction
BD-007914-21
ABP-308703-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2021.

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

Reasons and Considerations

1. Having regard to the height, design, scale, mass and bulk of the proposal and the proximity of the development to adjoining properties, it is considered that the proposed development would constitute overdevelopment of the site and would excessively overlook and overshadow adjoining properties. The proposed development fails to integrate or be compatible with the design and scale of the adjoining buildings and as a result, would seriously injure the visual amenities of the streetscape and would have an adverse impact on the character of the area. The proposed development would, therefore, by itself and the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that a number of apartments in the development would fail to provide for a sufficient level of amenity for proposed residents as set out in the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" issued by the Department of Housing, Planning and Local Government in March, 2018 and as a result, would be

contrary to the provisions of the Dublin City Development Plan 2016-2022 and the said Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/04/2021

Michelle Fagan