

An  
Bord  
Pleanála

**Board Direction**  
**BD-008663-21**  
**ABP-309082-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2021.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development by virtue of its design, form, massing on this prominent site and its transition with the surrounding environment, is considered to be visually obtrusive and not of adequate architectural quality, to the detriment of the amenities and character of the surrounding area and, as such, would be contrary to the provisions of Section 16.2.1 of the Dublin City Development Plan 2016-2022, which requires that such development proposals would have regard to the character of adjacent buildings, the spaces around and between them and the character and appearance of the local area. The proposed development would therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be seriously injurious to the streetscape and to the Tolka Conservation Area, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not concur with the Inspector that the design of the proposed development




would not unduly impact on the amenities of the surrounding area or be visually obtrusive.

**Note:** The Board noted the Inspectors comments relating to outstanding issues on drainage and flood risk and considered that these could not be addressed by way of condition, but decided not to include this as an additional reason having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

**Board Member**

  
Stephen Bohan

**Date:** 07/07/2021