

**An
Bord
Pleanála**

**Board Direction
BD-008540-21
ABP-309553-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2021.

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

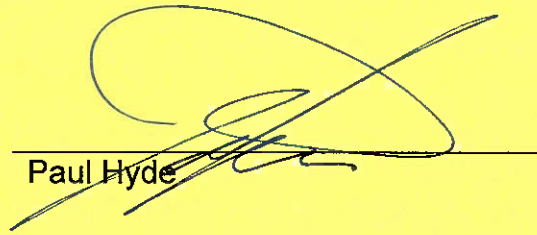
Reasons and Considerations

The proposed development fails to meet the criteria set out in 3.2 of SPPR3 as set out within Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018, in that at both town and streetscape level, the proposed development fails to successfully integrate into the existing character of the area, given the design strategy pursued and the visual prominence of the site, which is partly due to the topography of the site and of the surrounding area, and partly due to its location at a key junction. The proposed development, therefore, would result in a visually dominant and overbearing form of development when viewed from the public realm which would seriously injure the visual amenities of the area. 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, and would be, therefore, be contrary to the proper planning and sustainable development of the area

Note:

The applicant should be advised to address any outstanding matters as relates to Traffic and Transport Issues in any subsequent application on this site.

Board Member



Paul Hyde

Date: 15/06/2021