



An
Bord
Pleanála

Board Direction
BD-013611-23
ABP-309610-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2023.

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

Reasons and Considerations

The site is located within the historic neighbourhood of Ballsbridge in close proximity to several Protected Structures as per the Dublin City Development Plan 2022-2028, including No. 32 Merrion Road on the adjoining site to the east. Having regard to the existing character of development in the area, it is considered that the proposed increase to the height and scale of the development would form an incongruous and discordant feature which would seriously detract from the character of the area and create an overbearing and dominant feature which would seriously detract from the setting and architectural interest of No. 32 Merrion Road. The proposed development would, therefore, adversely affect the architectural character and setting of surrounding properties, would seriously injure the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Peter Mullan

Date: 07/09/2023