

An  
Bord  
Pleanála

**Board Direction**  
**BD-009216-21**  
**ABP-310132-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2021.

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

### **Reasons and Considerations**

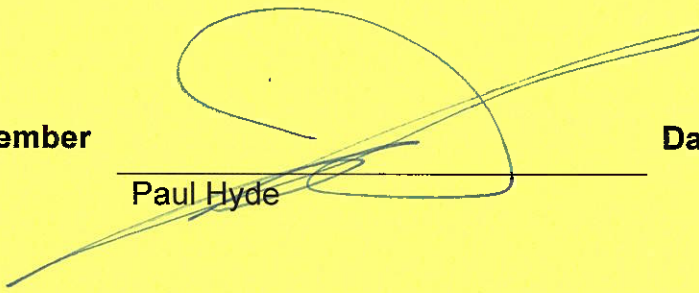
1. Having regard to the established built form and character of the surrounding area, to the provisions of the Liberties Local Area Plan with key objectives to promote sensitive infill, on lands zoned Z5, where it is an objective "To consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity" and the policies and objectives of the Dublin City Development Plan 2016 - 2022, in particular Section 16.7.2 - criteria for higher buildings, and having regard to the fact that the subject site is located at a mid-point of the urban block (where landmark buildings would be inappropriate), it is considered that the proposed development, by reason of its restricted width, the elongated nature of the site and its excessive height relative to surrounding buildings, would be visually incongruous in terms of its design, which would be out of character with the streetscape and, by reason of its prominence, would be contrary to the protection of the visual amenity of the Liffey Quays Conservation Area and contrary to section 16.2.1.1 of the Development Plan. Furthermore, by reason of the provision of a stair/lift core structure of significant scale and partially closing off the western boundary, and such being out of character with the existing and permitted pattern of development, it is considered that the proposed development would lead to an unacceptable level of overshadowing and would, thereby, seriously injure the



amenities of adjoining property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The appeal site is located within Strategic Development Regeneration Area 16 (SDRA 16) of the development plan under which it is a key objective to “to promote the principles of good urban design including improving connectivity and enhancing the legibility and permeability of the Liberties in relation to the wider cityscape”. The proposal provides for a substandard design approach to the street level frontage on Island Street, providing for a frontage lacking in any active frontage or lacking in any urban design character. The proposal would be contrary the key objectives of the SDRA 16 as set out under the City Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Paul Hyde

**Date:** 08/10/2021