



An  
Bord  
Pleanála

**Board Direction**  
**BD-009436-21**  
**ABP-310135-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2021.

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 policies and objectives of the Dublin City Council Development Plan 2016-2022; the proximity of the proposed development to the protected structure, and the design, form, height, siting and materials of the proposed development, it is considered that the proposed development would be unsympathetic to the character of the Protected Structure, its historic curtilage and its setting, and would seriously injure the amenity, legibility and special architectural character of the protected structure and its historic and architectural setting. Furthermore, the proposed development would result in an unacceptable level of overlooking into the northern elevation of this Protected Structure and would be contrary to Policy CHC2 of the Dublin City Development Plan 2016-2022 and contrary to the proper planning and sustainable development of the area.



2. The proposed development of five houses on this site, due to the insufficient private amenity space to cater for this development would represent overdevelopment of this site and would seriously injure the residential amenities of the future occupants of the houses and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



---

Michelle Fagan

**Date:** 12/11/2021