



An
Bord
Pleanála

Board Direction
BD-009831-22
ABP-310988-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2022.

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

Reasons and Considerations

Having regard to the height, scale and massing of the proposed building, together with the prominent position of the proposed bin store at street level onto Chelmsford Road, it is considered that the proposed development would appear overly dominant in relation to adjoining buildings, would detract from the setting of the adjoining protected structure at No. 46 Chelmsford Road, and would seriously injure the visual amenities of the area in the context of the narrow Westmoreland Park to the north. The development would, therefore, be incongruent within the streetscape and wider Conservation Area. In addition, and having regard to its prominent position and design as well as its proximity to the windows of apartments, the bin store would seriously injure the residential amenities of the future residents. The proposed development would, therefore, seriously injure the amenities of the local area, contrary to the zoning objective and other policies of the Dublin City Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

John Connolly

Date: 21/01/2022