



An
Bord
Pleanála

Board Direction
BD-010723-22
ABP-311065-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2022.

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 would materially contravene the building height provisions of the Dublin City Development Plan 2016-2022, wherein a residential height limit of 16 metres applies to the 'Outer City'. Furthermore, the site adjoins an important telecommunications exchange site, and the application does not include adequate information to demonstrate that the proposal allows for the retention of important telecommunication channels. Accordingly, the Board is not satisfied that a material contravention of the Development Plan is justified in this instance, in that the proposed development fails to meet the criteria set out in Section 3.2 and Specific Planning Policy Requirement 3 (A) of the Urban Development and Building Height Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 18/05/2022