



An
Bord
Pleanála

Board Direction
BD-011011-22
ABP-311970-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2022.

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

Reasons and Considerations

On the basis of the application documentation submitted in connection with the planning application and the appeal, it is considered that insufficient detail has been provided to justify a grant of planning permission for the development proposed to be retained. It is considered that the application documentation has failed to demonstrate how the development proposed to be retained assimilates effectively within the built environment of this terrace of protected structures, while ensuring the protection of the residential amenity of future and existing residents. It is considered that the development proposed to be retained represents a sub-standard form of development, materially and adversely affects the character of the protected structure and contravenes the provisions of policy CHC 2 (a), (b), (c) and (d) of the Dublin City Development Plan 2016-2022. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 21/07/2022