



An
Bord
Pleanála

Board Direction
BD-010788-22
ABP-311998-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2022.

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

Reasons and Considerations

1. Having regard to the location of the site adjoining a residential conservation area, it is considered that by reason of the design, scale and layout, in the context of Strandville Avenue, the proposed development would constitute a visually dominant feature that would have an adverse impact on the distinctive architectural and historic character of the streetscape in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the quality of the lower ground floor apartments, the proposed depth of the private amenity space, and the lack of information regarding the daylight and sunlight levels for these apartments, it is considered that the proposed development would provide substandard accommodation for future occupants and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Patricia Calleary Date: 16/06/2022
Patricia Calleary