

**An  
Bord  
Pleanála**

**Board Direction  
BD-012057-23  
ABP-312065-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2023.

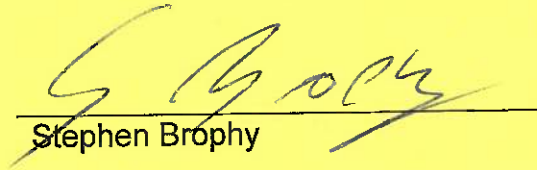
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to existing built form and character of the area and to the established streetscape along Ardeevin Drive; it is considered that the proposed development would be incongruous in terms of its design, scale, massing and bulk; and would be out of character with its surrounding vicinity. The proposed development would seriously injure the visual and residential amenities of the area and would be contrary to the stated policy of the Planning Authority, as set out in the *South Dublin County Development Plan 2022-2028*, including the zoning objective associated with the site, which is classed as 'existing residential' with the objective to protect and/or improve residential amenity; QDP3 Objective 1 which seeks to ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located, and QDP3 Objective 6 which seeks to ensure that higher buildings in established areas respect the surrounding context and take account of heights and their impact on light and the negative impact that they may have on existing communities to ensure consistency with regard to Healthy Placemaking.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stephen Brophy

**Date:** 28/04/2023