

An  
Bord  
Pleanála

**Board Direction**  
**BD-010548-22**  
**ABP-312347-22**

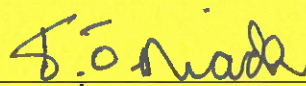
The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2022.

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

#### **Reasons and Considerations**

1. The proposed development, by reason of the overall design, scale, massing and height would be visually incongruous from Falls Road due to the loss of existing tree and hedgerows on site, thereby detracting from the visual amenities of the area. The proposed development is considered to be contrary to Policy UDI and Appendix 9 ( Building Height Strategy of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Urban Development and Building Height Guidelines for Planning Authorities (2018, DoHPLG). Furthermore, the proposed development would not be sufficiently connected to local services and amenities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Terry Ó Niadh

**Date:** 22/04/2022

**Note:** The Board noted the coming into effect of the Dun Laoghaire Rathdown County Development Plan 2022-2028 and had regard to the relevant provisions of that Plan.