

**An
Bord
Pleanála**

**Board Direction
BD-010955-22
ABP-312358-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2022.

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

Reasons and Considerations

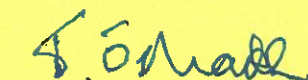
1. Having regard to the provisions of the current Dublin City Development Plan (2016- 22) and the 2018 Urban Development and Building Height Guidelines by the Department of Housing, Planning and Local Government, it is considered that the proposed development, by reason of its height, scale, bulk, massing and the monolithic nature of the rear section in particular, would fail to integrate into or enhance the character of the surrounding area, and would have an overbearing impact when viewed from the surrounding area, including the historic streetscape on Prussia Street which is a conservation area and the adjoining residential conservation area at St. Joseph's Road. The proposed development would be contrary to development plan policies CHC4 and SC7, would fail to comply with the assessment criteria set out in Section 3.2 of the above Guidelines, and would therefore be seriously injurious to the visual amenities and character of the area and contrary to the proper planning and sustainable development of the area.
2.

The proposed development provides an inadequate design response to this sensitive infill site, incorporating substandard communal open space provision

by reason of poor aspect and inadequate sunlight penetration. Furthermore, the design response would fail to respect and complement the prevailing scale and urban form, would be of insufficient architectural quality, would reflect a visually dominant feature in the wider cityscape, and would detract from the character and setting of the protected structure at No. 29 Prussia Street. The proposal would therefore be contrary to Section 16.2.2.2 of the development plan in relation to infill development, and to the proper planning and sustainable development of the area.

3. The proposed development would materially contravene the policies and objectives of the Dublin City Development Plan 2016-2022 in respect of building height. Having regard to the provisions of this plan, which are considered reasonable, and to the nature, extent, scale and layout of the proposed development, including the proposed 13 storey height block, the Board is not satisfied that a material contravention of the plan would be justified and further, that such material contravention of the plan, by itself and by the precedent it would set, would compromise the coherent redevelopment and regeneration of this site in a manner consistent with the overall provisions of the City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 06/07/2022