

An
Bord
Pleanála

Board Direction
BD-012359-23
ABP-313366-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2023.

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 the increased density, height, mass and volume of the development from that permitted under planning register reference 2682/20 (ABP 309217-21), it is considered that the resultant development would constitute overdevelopment of the site which would result in an unreasonable overbearing impact on the visual and residential amenities of the area. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the visual and residential amenities of property in the vicinity of the site, would seriously injure the character of the area, would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Note

The Board also considered the specific provisions in Section 5.5.7 and Section 15.10 of the Dublin City Development Plan 2022-2028 as they relate to Build to Rent Residential Development and in particular to policy QHSN 40 and the Build to Rent assessment required for such developments.

While ordinarily this would warrant further consideration, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member



Una Crosse

Date: 06/06/2023