

An
Bord
Pleanála

Board Direction
BD-013284-23
ABP-313543-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/08/2023.

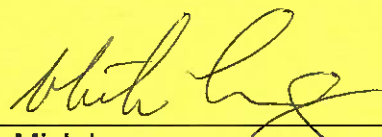
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the existing character and prevailing pattern of development within the designated Georgian Conservation Area, immediately adjoining an Architectural Conservation Area and Protected Structures it is considered that the proposed development by reason of its height and design would be out of scale with its surroundings and would seriously detract from the architectural character and setting of the streetscape generally. The proposed development would, therefore, materially and adversely affect the visual amenities of the Georgian Conservation Area
2. The proposed development does not adequately respond to the prevailing heights along the historic streetscape of Pembroke Street, fails to have regard to the scale and form of the adjoining properties and would, therefore, seriously injure the amenity of the existing residents in the vicinity of the area and would set an undesirable precedent. The proposed development would therefore be contrary to the City Development

Plan, and would be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 17/08/2023