

An
Bord
Pleanála

Board Direction
BD-012940-23
ABP-313679-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2023.

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

Reasons and Considerations

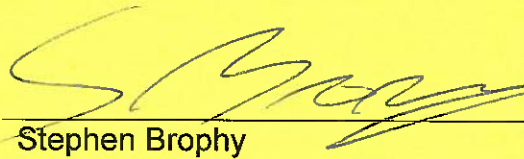
1. Having regard to the height, scale, massing, density and architectural design, taken in conjunction with the lack of appropriate transitions on a sensitive, restricted site, it is considered that the proposed development would constitute overdevelopment of the site and would have an unreasonable overbearing and visually dominant effect on adjoining sites. The proposed development is considered to be contrary to Section 15.5.2 and 15.13.4 of the Dublin City Development Plan 2022-2028 in this regard.
2. The proposed development fails to adequately integrate with the adjoining terrace of Protected Structures at 59-69 Drumcondra Road Lower and as a result would seriously injure the visual amenities of the streetscape and would have an adverse impact on their character and setting, and that of the adjoining residential conservation area. The proposed development is considered to be contrary to Section 14.7.2 of the Dublin City Development Plan 2022-2028 in this regard. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the

provisions of the development plan in this regard 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 the Build to Rent assessment required for such developments. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Stephen Brophy

Date: 19/07/2023