

An
Bord
Pleanála

Board Direction
BD-014521-23
ABP-313736-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

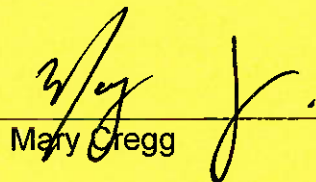
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

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| 1. | The proposed development, by reason of its specific design, scale, and height as designed, would be visually incongruous and significantly erode the historical and architectural integrity of Nos. 173 and 175 Strand Road, to which the proposed development would adjoin. The juxtaposition, as currently proposed, of the proposed development alongside numbers 173 and 175 Strand Road would be contrary to Policy BHA9 and the principles outlined in Section 11.5.3 of the Dublin City Council 2022-2028, which aim to safeguard non-protected structures that positively contribute to the character of an area. |
| 2. | Having regard to the overbearance, scale and massing of the proposed development and its extent along the southern boundary, it is considered that the proposed development would have an unacceptable impact on dwellings numbers 173 and 175 Strand Road. The Board also had concerns in relation to the location of the rear balcony on the first floor, given the proximity to neighbouring property. The proposed development would, therefore, seriously injure the residential amenity of neighbouring properties |

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| | and would be contrary to the proper planning and sustainable development of the area. |
| 3. | On the basis of the submissions made in connection with the application and appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the South Dublin Bay Special Area of Conservation (Site Code: 000210) and South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), or any other European site, in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission. |

Board Member


Mary Cregg

Date: 20/11/2023