

An
Bord
Pleanála

Board Direction
BD-011402-22
ABP-314124-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/10/2022.

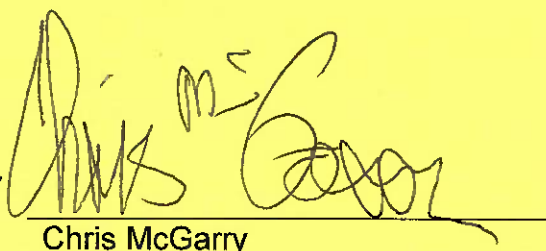
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the massing, scale, extent and design of the overall proposed development, in conjunction with the disposition of the proposed buildings on site, it is considered that the proposed development would be visually incongruous at this prominent location, would fail to respond adequately or integrate in a cohesive manner with the immediate and surrounding built environment and would fail to make a positive contribution to the urban neighbourhood and streetscape. The proposed development would seriously injure the character and visual amenity of the wider area and would not be justified under the criteria for additional height set out in the 'Urban Development and Building Heights – Guidelines for Planning Authorities' published by the Department of Housing, Planning and Local Government in December 2018, as amended. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the documentation on file, including the submissions from all parties. The Board did not disagree with the Inspector that a development on this site, incorporating increased density and height and to a broad form of layout as set out in the application, could be acceptable in principle, but did disagree with the Inspector that, subject to a reduction in height of Blocks B and C, the specific bulk and massing, detailed design of the scheme was acceptable. Specifically, while the Board noted and shared the view of the Inspector that the attempt of the applicant to reduce any visual impact from the proposed development by placing the higher elements more centrally within the site has not been achieved in the design proposal as lodged, the Board did not agree that the removal of two floors from Block B and the removal of the top floor of Block C, (described by the Inspector as excessively dominant) would successfully resolve the adverse impact of the proposed development in respect of visual dominance and overbearance. Instead, the Board considered that these proposed buildings, individually and cumulatively in terms of scale and disposition on site and in terms of the overall massing effect of these buildings along with Block A, would not deliver an enhanced or cohesive urban design context at this prominent location and thus, would constitute poor design and would seriously injure the visual amenities of the area, either as lodged or with the removal of floors as recommended by the Inspector. Furthermore, the Board noted the comments of the Inspector, that Block A would be highly visible but not overly dominant. Having considered the relevant architectural drawings and the Verified Views submitted with the application, the Board concluded that the physical scale, massing and design of Block A would not only be highly visible but would also be over bulky in its specific design form and would not integrate in a cohesive manner at this location either with surrounding existing development or within the different design forms of the other proposed blocks on site.

Board Member



Chris McGarry

Date: 25/10/2022