



An
Bord
Pleanála

Board Direction
BD-015124-24
ABP-314514-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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 design, height, scale, mass, bulk, and relationship of the proposed mixed-use building relative to adjoining and neighbouring residential properties, particularly to the north, north-east and east of the site, it is considered that the proposed development would be overbearing in relation to these residential properties and would result in excessive overshadowing and overlooking. The proposed development would be contrary to the objectives of the Z1 zoning, as set out in the Dublin City Development Plan 2022-2028, which seeks 'to protect, provide and improve residential amenities.' Furthermore, it is considered that the proposed development would fail to integrate or be compatible with the existing and emerging character of the streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 19/01/2024