



An  
Bord  
Pleanála

**Board Direction**  
**BD-015984-24**  
**ABP-314876-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2024.

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

#### **Reasons and Considerations**

1. The proposed development, including the core element at roof terrace level, by reason of its design and height, could be seriously injurious to the visual amenities of the area, would constitute an unduly obtrusive and visually prominent feature in the streetscape and landscape, would be out of character with existing and permitted pattern of development fronting onto South Strand Road at this location and would contravene Policy SPQHP35 – Quality of Residential Development and SPQHP5 of the Fingal Development Plan 2023-2029 - Quality Placemaking: Add quality to the places where we live, work, and recreate by integrating high quality design into every aspect of the Plan, ensuring good quality accessible public realms, promotion of adaptable residential buildings, and by ensuring development contributes to a positive sense of place, local distinctiveness and character

In deciding not to accept the Inspector's recommendation to grant permission, the Board were cognisant of the entirety of the information on file and shared the view of the Planning Authority that the undercroft car parking area presents a poor interface with the public realm and that the massing and height were out of character with the setting of the proposed development.

**Board Member**



Liam Bergin

**Date:** 04/04/2024