



An
Bord
Pleanála

Board Direction
BD-014979-24
ABP-315286-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

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

Reasons and Considerations

1. Having regard to the Preferred Route for the extension to the Luas Green Line, it is considered that the development would be premature pending the finalisation of the design for the Luas extension and bridge/viaduct alignment. In the absence sufficient and appropriate information regarding the interaction between the Luas extension, route alignment and the proposal, it is considered that the development would fail to safeguard the delivery of the extension of the Luas Green Line (Broombridge – Finglas) and would be contrary to SMT22 of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is considered to be premature pending the preparation of a feasibility study and a local statutory plan for the Dublin Industrial Estate as required by objective CSO1 (Feasibility Study and Local Statutory Plan for Z6 Zoned Lands at Glasnevin) of the Dublin City Development Plan 2022-2028. The proposed development would, if granted, lead to piecemeal and fragmented development, lacking coherent integration with and impeding the future development potential of the

surrounding area and adjacent sites and would be contrary to the proper planning and orderly sustainable development of the area.

3. The proposed development, by reason of a combination of the excessive height, bulk, massing and length of the proposed buildings, would lead to the overdevelopment of the site and an overly dominant, overbearing, incongruous, and monolithic form of development that would have a significant detrimental impact on visual amenity and would fail to successfully integrate into the existing surrounding area and public realm. The proposal would result in an illegible form of development that would have significant implications for the successful future redevelopment of adjacent sites in terms of integration, connectivity and providing a coherent urban form. The development would therefore fail to comply with the Urban Development and Building Heights Guidelines for Planning Authorities (December 2018) and would be contrary to the proper planning and sustainable development of the area.

Board Member



Martina Hennessy

Date: 08/01/2024