

**An
Bord
Pleanála**

**Board Direction
BD-018535-24
ABP-316233-23**

The submissions on this file and the Inspector's report were considered at Board meetings held on the 28/11/2024 and 19/12/2024.

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

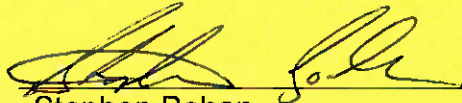
Reasons and Considerations

1. The proposed development by virtue of its scale, height and massing constitutes an overbearing, excessive and inappropriate form of development in the context of the historic setting of the Liffey Quays which is iconic and unique to the built heritage of the Inner City. The development would result in significant over-development of this sensitive site to the rear of The Woollen Mills, a Protected Structure, and adjacent to the (red-hatched) Conservation Area of the historic Liffey Quays, whose setting will be adversely impacted. The proposed 7 storey building would cause serious injury to the amenity, legibility, special architectural character and setting of the Protected Structures at no's 40, 41 and 42 and would cause serious injury to the visual amenities and presentation of the Liffey Quays Conservation Area. Accordingly, the proposed development would contravene Policy BHA2, BHA9, BHA 10 and BHA 11 of the Dublin City Development Plan 2022- 2028, and would set an undesirable precedent for development within and adjacent to historic buildings and protected structures within a Conservation Area.
2. The proposed development, by virtue of its height, scale and massing would constitute a visually jarring building that would be contrary to Appendix 3

Section 6.0 Guidelines for Higher Buildings in Areas of Historic Sensitivity of the Dublin City Development Plan 2022-2028, adversely impacting key views and vistas along the river corridor, the amenities of the protected structure and those within the Liffey Quays Conservation Area. The proposed development would therefore be contrary to the proper planning and sustainable development of the conservation area.

[**Note:** The Board generally agreed with the Inspectors recommendation but considered the rationale for refusal to be more concise and effectively articulated in the planning authority's reasons for refusal.]

Board Member


Stephen Bohan

Date: 19/12/2024