

An  
Bord  
Pleanála

**Board Direction**  
**BD-015670-24**  
**ABP-316340-23**

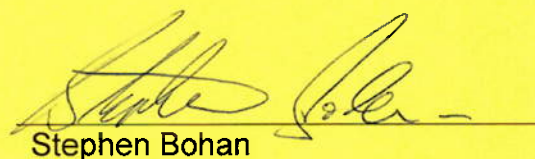
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2024.

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 residential land use zoning of the site, the nature and scale of the proposed development, and the pattern of development on neighbouring sites, it is considered that, by reason of its scale, height, massing and a proposed design with extensive high level glazing and external first floor access in the western elevation, the proposed development would be overbearing, obtrusive and intrusive, would seriously injure the residential amenities of properties in the vicinity, and would be contrary to the Z2 zoning – Residential Neighbourhoods (Conservation Areas) – 'to protect and/or improve the amenities of residential conservation areas' as set out in the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 01/03/2024