

An  
Bord  
Pleanála

**Board Direction**  
**BD-016412-24**  
**ABP-317917-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2024.

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

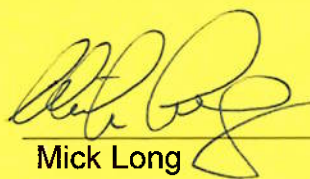
#### **Reasons and Considerations**

The proposed development, by reason of its form, length, scale and design would be overbearing and would unacceptably detract from the character and appearance of the residential conservation area. The proposal would seriously injure the residential and visual amenities of dwellings in the vicinity and would contravene the provisions of Section 15.13.4 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

#### **Note:**

The Board noted the Inspector's and Planning Authority's concerns in relation to Policies SC5 and BHA9 of the Dublin City Development Plan 2022-2028 but considered the proposed development would not visually impact on the appearance of the Architectural Conservation Area.

**Board Member**

  
Mick Long

**Date:** 24/05/2024