

An
Bord
Pleanála

Board Direction
BD-016939-24
ABP-318730-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2024.

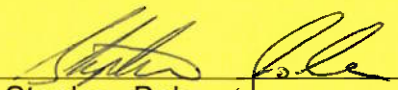
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the overall design, scale and height of the apartment building and its location adjoining Royal Canal View, the Board is not satisfied, based on the information submitted within the planning application and appeal, that the additional height and mass achieved by the proposed penthouse apartment, would not have a significant impact on adjoining residential amenity by way further reduction in light to existing residential units in the apartment building to the north, and in terms of overbearing impacts on dwellings within St. Peter's Court to the south. It is therefore considered that the proposed development would seriously injure the residential amenities of adjoining occupiers and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on Royal Canal Bank and the relationship between the streetscape and linear park, the Board considers that it has not been adequately demonstrated from a visual perspective that the proposed additional storey at fifth floor level would not form an obtrusive feature, particularly when viewed along the linear park and when egressing

the historic Blessington Basin. It is therefore considered that the proposed development would seriously injure the visual amenities of the park and streetscape and would be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 08/07/2024