



An  
Bord  
Pleanála

**Board Direction**  
**BD-017717-24**  
**ABP-318733-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2024.

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 size of the site and the plot ratio, density, height and scale of development proposed, the proposed development would result in overdevelopment of the site which would negatively impact on the residential amenity of existing neighbouring dwellings to the east and to the south by reason of the overbearing impact on existing dwellings. The proposed development would be contrary to the provisions of Appendix 3 of the Dublin City Development Plan 2022-2028, and would therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent location of the site, to the established built form and character of Montpelier Hill and Infirmary Road, including an adjacent terrace listed on the National Inventory of Architectural Heritage (NIAH), it is considered that the proposed development, consisting of a five-storey above lower ground floor building with a one storey setback along a significant length of the street frontage, would be incongruous in terms of its design, which would be out of character with the surrounding streetscape, and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be

contrary to Policy QHSN10 (Urban Density) of the Dublin City Development Plan 2022-2028, and would therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development, by reason of its inadequate qualitative and quantitative provision of apartment floorspace and communal open space, would conflict with Sections 15.9.2 and 15.9.8 of the Dublin City Development Plan 2022-2028 and Section 3.8 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023) and would not result in a satisfactory level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Eamonn James Kelly*

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**Date:** 02/10/2024