

An
Bord
Pleanála

Board Direction
BD-019098-25
ABP-319522-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2025.

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 height, scale and density of development, it is considered that the proposed development would constitute overdevelopment of the site, would have an unreasonable overbearing and visually dominant effect on adjoining sites and would seriously injure the residential amenities of the area. The proposed development fails to integrate with the streetscape and public realm along this stretch of Howth Road and as a result, would seriously injure the visual amenities of the streetscape, would have an adverse impact on the character of the area and is therefore contrary to Policy SC17 and Section 15.5.2 of the Dublin City Development Plan 2022-2028. The proposed development would, be contrary to the proper planning and sustainable development of the area.
2. The development is located on a heavily trafficked road in an area where there is a lack of on-street carparking and set down availability. The proposed service set down and drop-off arrangements from Howth Road to facilitate the operation of the proposed development are considered inappropriate having regard to the intensity of the development proposed on the site. As a result, it is considered that the proposed development

would generate excessive drop-offs, servicing activity and overspill parking along this part of Howth Road and adjoining footpaths thereby causing obstructions for pedestrians, bus services and other road users resulting in traffic safety hazard. The development is considered contrary to Section 8.5.5 and Section 2.4 of Appendix 5 of the Dublin City Development Plan 2022-2028. The proposed development would be contrary to the proper planning and sustainable development of the area.

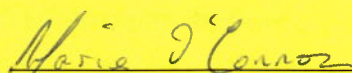
Note:

The Board noted that the site is currently in residential use. Furthermore, the Board noted the content of the Natura Impact Statement (NIS) which outlined that it is largely amenity grassland with low ecological value and nevertheless took a precautionary approach in relation to usage of the site by wintering bird species. In this context the Board agreed with the conclusion in the NIS that the site does not provide suitable ex-situ habitat for Special Conservation Interest (SCI) species.

The Board also noted that the site is located within Flood Zone C and that the probability of flooding on-site is low for fluvial, pluvial and coastal flooding. It is considered that the issue of susceptibility to groundwater flooding of the basement was not a sufficient reason of itself for refusal.

The Board noted the revised servicing layout submitted with the applicants appeal and agreed with the planning authority that the revised layout does not address outstanding concerns regarding access and servicing arrangements.

Board Member


Marie O'Connor

Date: 05/03/2025