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**Board Direction**  
**BD-018864-25**  
**ABP-320601-24**

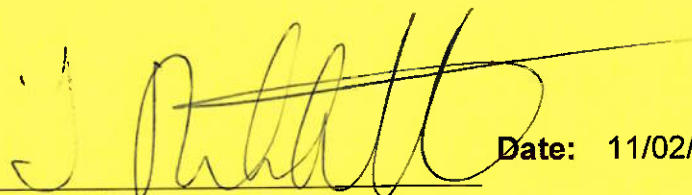
The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2025.

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 design, scale and massing of the proposed development, on a prominent site that demands exemplary and sympathetic design, it is considered that the proposed development has not given sufficient regard to the receiving environment, would be incongruous with the streetscape along both Fosters Avenue and North Avenue and would give rise to a negative impact upon the current level of visual amenities enjoyed at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Tom Rabbette

**Date:** 11/02/2025