

An
Bord
Pleanála

Board Direction
BD-018581-25
ABP-320666-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/01/2025.

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

Reasons and Considerations


The Board considered that having regard to the scale, physical form, positioning and siting of the proposed development, on a rear laneway in close proximity to the rear of the existing properties at 24/25/26 Richmond Street South, the proposed development was of poor design, offering a poor aspect, with insufficient private open space and levels of privacy, and would fail to provide for an adequate level of residential amenity for future potential residents, and would give rise to undue negative impact upon the current residential amenities enjoyed by the residents of 24/25/26 Richmond Street South. The Board was therefore of the opinion that the development would be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the opinion of the inspector that the scale and massing of the proposed development and its proximity to the protected structure and designated conservation area, would be overbearing on the protected structure and injurious to its special architectural character, setting, significance, and legibility. The Board also noted the Inspector's comments regarding the proximity of the proposed

development to the opposing apartment building, known as "Lock Gate 4". Given the tight urban context the Board was of the opinion that these aspects, in themselves, would not necessarily warrant refusal of permission, however given the substantive reasons for refusal of permission set out above, these matters were not given further consideration.

Board Member


MaryRose McGovern

Date: 06/01/2025