



An  
Bord  
Pleanála

**Board Direction**  
**BD-019424-25**  
**ABP-321041-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2025.

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 Z1 zoning objective and Section 15.13.3 Infill/Side Garden Housing Developments of the Dublin City Development Plan 2022-2028 it is considered that the proposed infill development fails to have sufficient regard to the character and scale of the existing dwellings on either side due to its scale, height, and roof profile, and would appear visually incongruous in the immediate streetscape, and would therefore seriously injure the amenities of properties in the vicinity contrary to the Z1 zoning objective. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Mary Gurrle*  
Mary Gurrle

**Date:** 09/04/2025