



An
Bord
Pleanála

Board Direction
BD-019044-25
ABP-321513-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2025.

The Board decided, on a majority of 2 to 1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to grant permission, the Board was mindful of the potential for infill development at this site, but having regard to the provisions of the Dublin City Development Plan 2022-2028, in particular Policy QHSN10, which promotes residential development having regard to the need to successfully integrate with the character of the surrounding area, and Section 15.5.2 concerning Infill Development, and Section 15.13.3 which concerns Infill/Side Garden Housing Developments, the Board considered that the proposed development was not in harmony or compatible with established building lines, and did not successfully integrate with the built context and the character and appearance of the area. The proposed development was, therefore, contrary to the proper planning and sustainable development of the area.

The Board also considered that the proposed development would be visually obtrusive and seriously injure the existing residential amenities of number 41a Edenmore Crescent, and it would therefore be contrary to the proper planning and sustainable development of the area.

The Board also considered, having regard to Policy QHSN10 of the Dublin City Development Plan 2022-2028, which promotes residential development having regard to the need for high standards of urban design and architecture, that the poor quality and usability of the proposed private open space, would negatively impact the amenity levels of future occupants of the proposed development and, therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 27/02/2025