

An
Bord
Pleanála

Board Direction
BD-019753-25
ABP-321531-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2025.

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

Reasons and Considerations

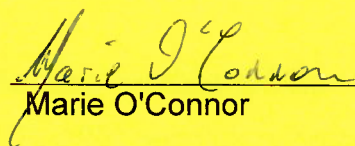
1. Having regard to the height, scale, massing and proximity of the proposed development to existing dwellings adjacent to the site as well as the prevailing height, density and character of the area, it is considered that the proposed development would be overly dominant and would detract from the streetscape, seriously injuring the visual and residential amenity of existing residents. It is therefore considered that the proposed development would result in overdevelopment of this site, providing a significantly excessive density, plot ratio, site coverage, scale and height contrary to National and Local Policy Objectives and would seriously injure the amenities of properties in the area. The proposed development would, therefore, not comply with the criteria set out in Appendix 3 of the Dublin City Development Plan 2022-2028, and the Urban Development and Building Heights Guidelines for Planning Authorities to permit taller buildings on the site and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height, scale, massing and proximity of the proposed development to the Protected Structure at number 199A-201 Harold's Cross Road, and also to rear gardens of a number of properties on Leinster Road,

which are also Protected Structures, it is considered that the proposed development would be overly dominant and not integrate well with surrounding development, would not conserve or enhance the special architectural character or the setting of the Protected Structures at number 199A-201 Harold's Cross Road and properties on Leinster Road, their setting and the streetscape. The proposed development would contravene Policies BHA2 (a), (b), (d), (e), (h) and BHA6 of the Dublin City Development Plan 2022-2028, would not comply with the criteria set out in Appendix 3 of the development plan or the Urban Development and Building Heights Guidelines for Planning Authorities to permit taller buildings on the site and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board agreed with the Planning Authority and the Inspector and noted the poor quality layout and substandard design of units, for example, in relation to the location of balconies on the eastern elevation within 3-9 metres of private open spaces associated with existing units situated to the east and the high level windows on the boundary with 199a-201 Harolds Cross, which overall did not provide for high quality apartments with suitable levels of amenity within individual apartments for future residents but given the substantive reasons for refusal did not pursue the matter further.

Board Member


Marie O'Connor

Date: 29/05/2025