

An
Bord
Pleanála

Board Direction
BD-018865-25
ABP-320984-24

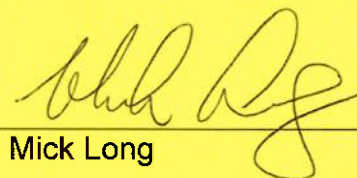
The submissions on this file including all the observations received and the Inspector's report were considered at a Board meeting held on 07/02/2025.

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 residential zoning, as set out in Dublin City Development Plan 2022- 2028 for the area, to the form, scale, bulk and design of the proposed development and its proximity to existing residential development, it is considered that the proposed development would be excessive for the particular site and have an overbearing impact on adjacent residential development and would provide a low level of residential amenity for future residents in terms of the quality of private open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 11/02/2025