

An
Bord
Pleanála

Board Direction
BD-016274-24
ABP-315255-22

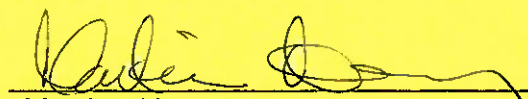
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2024.

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 form, scale and design of the proposed development, both as proposed at application stage and as per the revised proposals submitted at appeal, in particular the upper floors, it is considered that the proposed development would appear overly dominant and excessive in scale, and would detract significantly from the visual amenities of the area. It is considered that the proposed development would have a significant detrimental impact on the character and heritage of the area, and would disrupt the setting and special interest of Rathmines Town Hall & Clock Tower, a protected structure, and the streetscape of Rathmines. It is also considered that the proposed development would have an unacceptable impact on the residential amenities of dwellings on Newington Terrace. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 10/05/2024