



Board Direction

Ref: 29S.245648

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 12th 2016.

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

Reasons and Considerations

It is considered that the proposed development, in conjunction with the existing development, would constitute substandard overdevelopment of a restricted site and would fail to satisfy the residential quality standards set out in the Dublin City Development Plan, 2011-2017 by reason of excessive site coverage, inadequate separation distances from adjoining dwellings and insufficient quantity and quality of private open space provision. Accordingly, the proposed development would seriously injure the residential amenities of the occupants of the existing and proposed dwelling on the subject site, and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member: _____ Date: 18th January 2016
Philip Jones