



Board Direction

Ref: PL29S.245775

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 22nd, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, to the pattern of the development in the area, to the significant distance of the appeal site from educational campuses and significant areas of high quality open space and to the balance between open space and indoor amenity space which would result from the proposed change of use, it is considered that the proposed development would result in a reduced standard of amenity for future occupants of the student accommodation in an area where existing amenities are limited and would be contrary to the provisions of the Dublin City Development Plan 2011-2017 as it would result in the inadequate provision of appropriate indoor and outdoor communal and recreational facilities for the amenity of the students (Appendix 23). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: February 23rd, 2016
Nicholas Mulcahy