



## Board Direction

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Ref: **PL06F.246736**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup> October 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### Reasons and Considerations

The proposal involves a reduction in the percentage of three bedroom units within blocks D and E from 13.5% as permitted to 7.5% as proposed. The Board considered that the proposal would represent an unacceptable diminution of the number of 3 bedroom units within the development and would therefore fail to provide an appropriate mix of unit types within the overall development contrary to the provisions of policy RD04 of the development plan and contrary to demographic projections contained in *Sustainable Urban Housing-Design Standards for Apartments* issued by the DoEHLG December 2015. The proposal would therefore lead to an unacceptable housing mix and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal would lead to an inappropriate housing mix and would be injurious to the amenity of future residents.

Board Member: \_\_\_\_\_  
Michael Leahy

Date: 17<sup>th</sup> October 2016

