



An
Bord
Pleanála

Board Direction
PL29N.248479

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th October 2017.

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 provision of an additional bedroom in each of the apartments proposed would result in a substandard development in that the gross floor area for a three-bedroomed apartment would fall considerably below the minimum overall apartment floor area as required by Section 16.10.1 of the Dublin City Development Plan 2016 – 2022 and the standards set out in the appendix of the 'Planning Guidelines issued by the Department of Environment, Community and Local Government entitled Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities'. Furthermore, it is considered that the infilling of the existing light well serving the apartments would result in a reduction in natural daylight penetration which would diminish the quality of accommodation provided and would therefore be seriously injurious to the amenity of occupants of the apartments. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13.10.2017

John Connolly