



An  
Bord  
Pleanála

**Board Direction  
PL06S.248994**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> March, 2018.

The Board noted that the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government 2015 had been superseded by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of the Housing, Planning and Local Government in 2018 and had regard to the 2018 Guidelines.

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

## 1.0 Reasons and Considerations

The proposed development by reason of its design and layout would result in substandard accommodation and inadequate residential amenity for future residents. In particular, having regard to:

- the inadequate floor to ceiling heights at ground and first floor level;
- the high percentage of single aspect units and
- the poor internal layout and, in particular, the substandard widths of the living rooms serving the 2 bed units;

it is considered that the proposed development would be contrary to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20<sup>th</sup> March 2018.

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Terry O'Niadh

**Note: Please issue the Board Direction with the Order.**