



An  
Bord  
Pleanála

**Board Direction**  
**BD-000444-18**  
**ABP-300386-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> June 2018.

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

### **Reasons and Considerations**

1. Having regard to the scale, density and design of the proposed residential units and the inadequate separation distance between blocks A and B, the proposed development would lead to a poor form of residential amenity for the intended occupants. The substandard quality of development in terms of excessive overlooking arising would contravene the policies of the Dublin City Development Plan 2016-2022 and the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities, Department of Housing Planning and Local Government, March 2018. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development by virtue of its scale and design would result in an unacceptable degree of overlooking and overshadowing and would have an overbearing impact on the established adjoining property contrary to Land Use Zoning Objective Z1 "To protect and improve residential amenities". The proposed development would, as a result, be seriously injurious to the visual and residential amenities of the area, and would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development would result in the removal of an existing pedestrian route contrary Land Use Zoning Objective Z3 of the Dublin City Development Plan 2016-2022 which promotes pedestrian permeability and enhanced accessibility. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/06/2018

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Michelle Fagan