



An
Bord
Pleanála

Board Direction
BD-000271-18
ABP-300582-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2018.

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 proposed development by reason of its design including the provision of significant accommodation at basement level, and the nature of provision of private amenity space would be contrary to the provisions of the Dublin City Development Plan 2016-2022. Having regard to the design and layout of the proposed development, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality and quantity of open space and provision of sunlight and daylight. The proposed development area would set an undesirable precedent for similar such development and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/05/2018

Michelle Fagan