



An
Bord
Pleanála

Board Direction
BD-000233-18
ABP-300598-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th April 2018.

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

Reasons and Considerations

Having regard to the layout and design of the proposed development, including the absence of private amenity space, the insufficient area of glazing serving habitable rooms, the insufficient floor to ceiling height of the ground-floor apartment and the lack of privacy and security for the ground-floor apartment as a result of the positioning of windows directly onto the public footpath, it is considered that the proposed development would constitute a substandard form of development, would seriously injure the residential amenities of future occupants of both proposed apartments, would be contrary to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018 and would be contrary to the provisions of Section 16.10.1 and Policies QH18 and QH19 of the Dublin City Development Plan 2016-2022, which support the provision of high-quality apartments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/04/2018

Michelle Fagan