



An  
Bord  
Pleanála

**Board Direction**  
**BD-001584-18**  
**ABP-301201-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2018.

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 apartments, in particular the studio apartments which do not comply with the definition of a studio unit as per the Sustainable Urban Housing Design Standards for New Apartments (2018), the proposed development fails to comply with Specific Planning Policy Requirement 3 of the guidelines and the minimum size for one bed apartments, and would therefore result in a substandard development, which would be seriously injurious to the amenities of the area and property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan (2015-2022) and Sustainable Urban Housing Design Standards for New Apartments (2018), and would overall be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/11/2018

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Paul Hyde