



An
Bord
Pleanála

Board Direction
BD-002076-19
ABP-301282-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2019.

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 Z1 zoning objective of the site in the Dublin City Development Plan, 2016-2022, *to protect and improve residential amenities* and to Development Plan standards for student accommodation which require such accommodation to include appropriate facilities, it is considered that the proposed student accommodation units lack suitable facilities, including adequate storage facilities, and as such, would constitute substandard development which would result in serious injury to the residential amenities of the future occupants. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/01/2019

Terry Prendergast

Note: The Board was not satisfied by the response to the S132 Notice issued which requested 'archaeological testing across the extent of the subject site'. Arising from this, it is not satisfied that the proposed basement would not have a significant effect on the archaeological heritage of the site. In considering the omission of the proposed basement to minimise potential archaeological impacts, the Board could not be satisfied that adequate storage facilities for the proposed student accommodation units could be provided onsite.