



An
Bord
Pleanála

Board Direction
BD-001675-18
ABP-301673-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the relevant provisions in the Dublin City Development Plan 2016-2022, and in particular section 16.10.7 in relation to the provision of student accommodation, it is considered that the proposed development would not meet the general principles of sufficient high quality design, professionally managed, purpose-built student accommodation. Furthermore, it is considered that, by reason of the cramped nature of the accommodation, the disposition of bedrooms and common areas, the lack of adequate daylighting and outlook from the common areas, and the lack of adequate facilities, the proposed development would seriously injure the residential amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed layout and design was not of sufficient high quality, and did not accept that these problems, which were inherent in the overall design and density of the development, could be rectified by the imposition of conditions, as had been suggested by the Inspector.

Board Member

Date: 19/11/2018

Dave Walsh