



An  
Bord  
Pleanála

**Board Direction**  
**BD-001496-18**  
**ABP-302083-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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 lack of internal storage space, the lack of adequate bathroom facilities, the poor standard of private open space provided, the lack of cycle parking and refuse storage facilities, and having regard to the poor levels of internal daylighting to one of the proposed bedrooms at second floor level, it is considered that the proposed development would result in sub-standard accommodation for future occupiers of the unit and is contrary to the standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments (March 2018)' and is contrary to the standards set out in Section 16.10.1 'Residential Quality Standards – Apartments' of the Dublin City Development Plan 2016-2022. Furthermore, having regard to the lack of a suitable area to provide adequate refuse storage facilities, the proposed development would likely lead to a loss of residential amenity for the adjoining residential occupier at No. 107 South Circular Road, as it is likely that refuse bins would need to be located on the driveway of this property. The proposal, therefore, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31/10/2018

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Paul Hyde