



An
Bord
Pleanála

Board Direction
BD-002285-19
ABP-302299-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2019.

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 poor internal layout and scale of the apartments, limitations in access to natural light, as well as limitations in terms of access and design of communal open space, it is considered that the development to be retained constitutes overdevelopment of the site, would be seriously injurious to the residential amenities of existing and future occupants, and is contrary to the provisions of the Sustainable Urban Housing Design Standards for New Apartments (2018), in particular Apartment 3, which is substandard in relation to the minimum size for a one bed apartment. The development therefore would overall be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 04/02/2019

Maria FitzGerald