



An  
Bord  
Pleanála

**Board Direction**  
**BD-002990-19**  
**ABP-302455-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development, by providing residential accommodation where some apartments would have insufficient daylight, sunlight and/or a very poor outlook and where communal open space would be of insufficient quality due to the failure to ensure that adequate levels of sunlight reach the space throughout the year, would be contrary to the policies and objectives of the Dublin City Development Plan and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, 2018, which seek to promote the provision of quality apartments and to ensure that apartment living is an increasingly attractive and desirable housing option. The proposed development would therefore fail to provide an adequate standard of residential amenity for future residents and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, by reason of the limited separation distances between the proposed apartment blocks would not provide for adequate levels of privacy for future residents and would give rise to an unacceptable level of overlooking between apartments. The development would therefore constitute an overdevelopment of the site and seriously injure the residential amenities of future residents. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/05/2019

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Michelle Fagan