



An  
Bord  
Pleanála

**Board Direction**  
**BD-002072-19**  
**ABP-302662-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2019.

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

### **Reasons and Considerations**

1. The proposal by reason of its limited access to daylight, orientation and view would provide for a substandard and unacceptable form of residential accommodation which would have an unacceptable negative impact on the residential amenities of future occupants. The proposal would be contrary to the requirements of Section 3.18 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018 and policy QH18 of the Dublin City Development Plan 2016-2022 which seeks 'To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments.' The proposal would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located within Flood Zone A as identified within the Dublin City Development Plan 2016-2022. Policy SI13 of the Development Plan seeks to restrict the development of highly vulnerable uses such as residential in such areas. This objective is considered reasonable. It is considered that the Site-Specific Flood Risk Assessment submitted including restrictions on window openings would result in a poor standard of amenity for future residents and are not sufficient to overcome the restrictions on residential development in

areas at risk of flooding. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/01/2019

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Michelle Fagan