



An  
Bord  
Pleanála

**Board Direction**  
**BD-003724-19**  
**ABP-304280-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on **7/8/2019**.

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, which restricts any outlook to bedrooms within the eastern elevation by reason of the use of fully opaque glazing, and where the only source of direct ventilation to these rooms is directly adjacent to a commercial refuse storage area would result in an oppressive and substandard form of accommodation for future residents. The proposal would provide for a poor standard of amenity for future residents and 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. The proposal would provide for a residential development directly abutting an existing public house that incorporates an outdoor seating area within its site. Section 16.10.11 of the Dublin City Development Plan 2016-2022 requires in

considering proposals for mixed-use developments, the protection of amenity and the reduction in potential conflict between the various uses will be of paramount importance, all proposals must include measures to reduce noise levels between the different uses to ambient noise levels, a scheme of sound acoustic insulation is required to be submitted with such planning applications, this is reasonable. Based on the information provided, the applicant has failed to adequately demonstrate that the proposed development can provide for adequate levels of residential amenity for future residents with regard to a reduction in noise levels and has therefore failed to comply with the requirements of Section 16.10.11 of the Dublin City Development Plan 2016-2022. The proposal would therefore be contrary to proper planning and sustainable development of the area.

3. Based on the information provided and the limited size of the proposed basement car park, which provides for a single lane access from the public road, it is considered that the applicant has failed to clearly demonstrate that vehicles can manoeuvre in such a manner so as not to negatively impact the free flow of traffic on the adjacent public road. The proposed development could therefore give rise to an unacceptable traffic hazard along Royal Canal Bank Road and as such would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 07/08/2019

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John Connolly