



An
Bord
Pleanála

Board Direction
BD-004666-19
ABP-304667-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2019.

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 reason of its excessive height, scale, monolithic design, elevational treatment and abrupt transition with adjacent development would result in a building being visually obtrusive and out of character when viewed in the context of the existing streetscape along this part of Ballymun Road. It would constitute a piecemeal and disorderly approach to development at this location, contrary to the provisions of Urban Development and Building Heights, Guidelines for Planning Authorities (2018). The proposed development would therefore seriously injure the amenities of property in the vicinity and would, accordingly, be contrary to the provisions within the Dublin City Development Plan 2016-2022. The proposed development would therefore, by itself and by the undesirable precedent it would set, be contrary to these Ministerial Guidelines and to the proper planning and sustainable development of the area.
2. The proposed development by reason of design and layout, including inadequate provision of qualitative open space, lack of adequate communal facilities, poor

access arrangements, lack of clarity on parking and servicing and lack of an appropriate mix of apartment types, would fail to establish a satisfactory standard of amenity for future occupants and would not deliver a quality apartment development. The proposed development would, therefore, conflict with the relevant provisions of the Dublin City Development Plan 2016-2022, the provisions of 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes, Sustaining Communities' published in 2007 by the Department of the Environment, Heritage and Local Government, and would be contrary to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' published in 2018 by the Department of Housing, Planning and Local Government, which states as the purpose of the Guidelines 'to strike an effective regulatory balance in setting out planning guidance to achieve both high quality apartment development and a significantly increased overall level of apartment output'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/12/2019

Terry Prendergast