



An
Bord
Pleanála

Board Direction
BD-004109-19
ABP-304772-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2019.

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

Reasons and Considerations

The proposed development, by virtue of its design and layout, fails to fully comply with the residential quality standards set out in Section 16.10.2 of the Dublin City Development Plan 2016-2022 and Section 5.3 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines for delivering Homes, Sustaining Communities', published by the Department of Environment, Heritage and Local Government in 2007. The proposed development would, therefore, constitute a substandard form of residential development and would be contrary to Policy QH21 of the Development Plan, which seeks to ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/09/2019

Michelle Fagan