



An
Bord
Pleanála

Board Direction
BD-004243-19
ABP-304886-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2019.

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 reason of design and layout, including a significant number of single aspect north facing apartments, of which six have a sole aspect onto an adjoining service lane, and the qualitative provision of open space, including the western open space area which is bordered to the south by a three storey façade with no proposed windows (notwithstanding a conditioned provision of high level windows), would fail to establish a satisfactory standard of amenity for future occupants and would not deliver a high 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.

Note:

The Board noted the significant proportion of overall proposed apartments, which are in the form of a two-bedroom three person apartment. It was considered by the Board that the extent of such units within the scheme, was 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 at paragraph 3.7 that, 'it would not be desirable that, if more generally permissible, this type of two-bedroom unit would displace the current two-bedroom four person apartment. Therefore, no more than 10% of the total number of units in any private residential development may comprise this category of two-bedroom three-person unit.' However, given the substantive reason for refusal set out above and as the consideration of the individual unit sizes may be deemed to be a new issue within the context of the application and appeal documentation, the Board decided not to pursue this matter under the current appeal.

Board Member

Date: 10/10/2019

Chris McGarry