



An
Bord
Pleanála

Board Direction
BD-004576-19
ABP-304945-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the size, disposition and poor quality of open space, and to the proximity of the apartment blocks to each other, and the consequential impact on daylight within the proposed development, it is considered that the proposed development would be overshadowing and overbearing, would seriously injure the residential amenity of future occupants, and would therefore constitute overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed separation distances between windows serving living and bedroom areas in opposing units would create a lack of privacy for future occupants. Furthermore, the layout and configuration of a number of the proposed apartments, particularly those with undersized ensuite bedrooms, do not meet the standards set out in the Ministerial Guidelines *'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018*. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would seriously injure the residential amenity of future occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/11/2019

John Connolly