



An
Bord
Pleanála

Board Direction
BD-004880-20
ABP-305457-19

The submissions on this file and the Inspector's report were considered at a meeting of all available Board members held on January 9th, 2020.

The Board unanimously 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 itself and by the precedent for which a grant of permission would set, would be contrary to the provisions of the Core Strategy of the Dublin City Development Plan 2016 – 2022, which recognises residential units as a scarce resource and which need to be managed in a sustainable manner so that the housing needs of the city are met. Furthermore, the proposed development, which would result in the loss of long-term residential stock within the inner city and within a rent pressure zone, would be in conflict with national policy, in the light of Circulars PL10/2017 and PL4/2019, issued by the Department of Housing, Planning and Local Government, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th January 2020

Philip Jones