



An
Bord
Pleanála

Board Direction
BD-004748-19
ABP-305778-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 which seeks to provide student accommodation in which shared facilities can only be accessed via an external glass covered walkway and whereby bedroom doors open directly onto shared communal outdoor space and where the outlook of a number of bedrooms is significantly restricted would result in a significantly substandard form of accommodation which would seriously injure the residential amenities of future occupants and would be contrary to policy QH 31 and Policy CEE19(ii) of the Dublin City Development Plan 2016-2022 which seek to provide for high-quality student accommodation. The proposed development would therefore be contrary to the provisions of the Dublin City Development Plan 2016-2020 and to the proper planning and sustainable development of the area.

Board Member

Date: 13/12/2019

Paul Hyde