



An
Bord
Pleanála

Board Direction
BD-006340-20
ABP-306314-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2020.

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

Reasons and Considerations

1. Having regard to the scale and massing of the proposed development, in particular Block B and its relationship with, and its proximity to, the adjoining two-storey terrace dwellings within The Oaks residential estate, it is considered that the proposed 5/6 storey apartment block would result in a significant loss of outlook for these adjoining properties and would appear overbearing when viewed from the rear private open space of these dwellings. The proposed development would therefore seriously injure the residential amenity of these properties and would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the area.
2. The development proposed which provides for largely 2-bedroom 3 bed space units would be contrary to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, Department of Housing, Planning and Local Government March 2018, which requires that such units do not exceed 10% of the total number of units in any private residential scheme. The proposed development would therefore be

contrary to both the provisions of the said guidelines and the proper planning and sustainable development of the area.

3. The Board is not satisfied on the basis of the information provided with the application and appeal that the proposed development would not adversely affect Protected Bat Species and Bat habitat which has been recorded within the site. In such circumstances the Board is precluded from granting permission.

4. Having regard to the provisions of the Dublin City Development Plan 2016-2022 in particular Sections 16.3 'Landscaping' and 16.3.3 'Trees', it is considered that the extent of the loss of existing planting of mature trees, in this instance primarily Holm Oaks, would be excessive, and as such would seriously injure the visual amenities of the area contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/08/2020

Maria FitzGerald