



An  
Bord  
Pleanála

**Board Direction**  
**BD-007249-21**  
**ABP-306409-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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, by reason of the over-provision of 1-bedroom apartment units, the inclusion of single-aspect north facing units, the absence of appropriate privacy screening to the ground floor level units and the poor quality communal open space, would conflict with the minimum standards recommended in the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" published by the Department of Housing, Planning and Local Government in March, 2018, and as such, would result in a poor standard of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed site access arrangements, which do not include dedicated pedestrian and cycling infrastructure to serve future occupants of the residential scheme, it is considered that the proposed development represents an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrians and cyclists and would endanger public safety by reason of traffic hazard. The

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

Note: In not agreeing with the inspectors first reason for refusal the Board had regard to the nature of the location, the distance from the existing two storey housing in the vicinity, the scale bulk and massing of the existing structure and the planning history in the area, and considered that the proposed extension to Block A would not seriously injure the visual amenities of the area, would be not be out of character with the streetscape and would not set an undesirable precedent for future development in this area.

**Board Member**

**Date:** 12/01/2021

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Michelle Fagan