



An
Bord
Pleanála

Board Direction
BD-007357-21
ABP-307122-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

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

Reasons and Considerations

Having regard to the presence of two trunk sewers running through the site, and to the proposed solutions submitted to the Board on the 22nd October 2020 to address Irish Waters concerns in relation to the future maintenance of these critical infrastructure assets, the Board is not satisfied that the amended scheme, which proposes between 17 (60.7%) and 19 (70.4%) studio or 1 bed units within the scheme of 28 or 27 units, depending on a 4m or 6m separation distance from the Irish Water Asset, adequately complies with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DoHP&LG 2018, in terms of unit mix within the scheme. The development would be contrary to the guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note : In deciding not to accept the Inspectors recommended 1st and 2nd reasons for refusal, the Board was satisfied that the proposed development would not would lead to an unacceptable impact on the recreational amenities of the residents of Merrion Village or of Lennon's Cottages nor set an undesirable precedent for similar type developments and that each case shall be decided on its own merits.

Furthermore, the Board concurred with the planning authority and considered that the proposed development would not result in a significant impact on the existing residential amenities of adjacent residents in terms of overshadowing and overbearing of properties within Merrion Village and the Board was satisfied that the proposed vehicular access to the basement carpark (which runs immediately adjacent to the front doors of residences across an existing shared surface), would not have an unacceptable impact on the existing residential amenities of the residents of Lennon's Cottages and would be acceptable in terms of pedestrian and traffic safety.

Board Member

Date: 20/01/2021

Paul Hyde