



An
Bord
Pleanála

Board Direction
BD-006426-20
ABP-307257-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/09/2020.

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

Reasons and Considerations

Having regard to the Urban Housing -Design Standards for New Apartments – Guidelines for Planning Authorities 2018, it is considered that the proposed arrangement of apartment layouts and siting of blocks within the scheme would result in inadequate separation distances between blocks, and between habitable rooms and balconies, resulting in overlooking and overshadowing of habitable rooms and private amenity areas which would seriously injure the residential amenity for future occupiers of the units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/09/2020

Michelle Fagan

Note 1: The Board had concerns regarding the quality and coherence of the design of the open spaces, with regard to overshadowing in the courtyards, and lack of connectivity between the open spaces across the site, but decided not to include it as a reason for refusal given the substantive nature of the reason for refusal stated above.

Please attach a copy of the Board Direction with the Board Order.