

An
Bord
Pleanála

Board Direction
BD-008748-21
ABP-308835-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2021.


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

Reasons and Considerations

Having regard to the nature and design of the proposed development, including the revised plans and particulars received by the Board on 6th July 2021, it is considered that, arising from the deficiencies in the private amenity spaces for apartment nos. 2, 3, 4, 5, 6 and 7 which are considered to be substandard in size and orientation, the proposed development would result in a substandard level of amenity for future occupants, notwithstanding the relaxation of standards allowed for in the Sustainable Urban Housing: design Standards for New Apartments 2018 guidelines. In this regard, it is considered that the proposed development would seriously injure the residential amenity of prospective residents and would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, notwithstanding the planning history of the site, the proximity of the seafront and that the proposed development is not new build, the Board did not agree that the provision of what is considered substandard private open space would be acceptable in terms of the amenity of future residents, particularly due to deficiencies in size, orientation and sunlight penetration.

Board Member



Stephen Bohan

Date: 21/07/2021