

An
Bord
Pleanála

Board Direction
BD-008738-21
ABP-309280-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

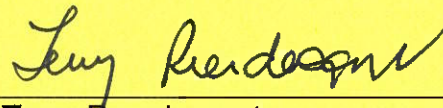
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of its design and layout, including private/communal open space with low amenity level, insufficient provision of bicycle parking and storage and general storage for apartment units, lack of clarity on access and servicing, insufficient privacy and security for apartment units and insufficient arrangements in relation to accessibility for all, would fail to establish a satisfactory standard of amenity for future occupants and would not deliver a quality apartment development in line with Section 16.10.1 and Policy SC13 of the Dublin City Development Plan 2016-2022 or the relevant provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DOHPLG, 2020). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its design and layout, would constitute development which would seriously injure the residential amenities of property in the vicinity by reason of overlooking, and given its proximity to

properties to the east and west, would have an overbearing and obtrusive appearance when viewed from neighbouring dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 20/07/2021

Terry Prendergast

Note:

The Board agreed with the Inspector that there has been insufficient information submitted to allow for a daylight and sunlight analysis to be carried out for the proposed apartments and for the potential impact of the proposed development on adjoining residential properties to be assessed and that in addition, inadequate information has been submitted in relation to drainage on site and the risk of flooding. Given the substantive reasons for refusal above, it was decided not to include these as additional reasons for refusal.

Please issue Direction with Order.