

An
Bord
Pleanála

Board Direction
BD-008987-21
ABP-309368-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2021.

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

Reasons and Considerations

1. Having regard to-

- a. the height and siting of the proposed development on and to the east of permitted communal amenity space under planning reference numbers 2158/17, 4387/18 and 3404/20,
- b. the eight storey height of the developments permitted and under construction to the south and west
- c. the permitted communal amenity space

it is considered that the proposed development would result in a substandard quantum and quality of communal amenity space for the proposed development and as consequence, for the permitted developments under planning reference numbers 2158/17, 4387/18 and 3404/20. The proposed development would therefore have an unacceptable impact on overall quality and size of communal amenity space in terms of direct sunlight which as a result would seriously injure the residential amenities of the future occupants of the proposed and permitted apartments, would be contrary to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2018 (DoHPLG), the

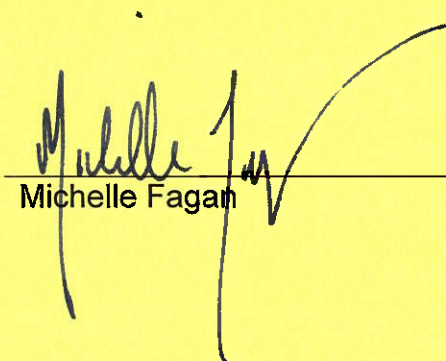
provisions of BRE209 - Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' and the proper planning and sustainable development of the area.

2. Based on the information submitted with the application and appeal, and having regard to the orientation, height and extent of the proposed development, and its proximity perpendicular to and opposite eight storey developments permitted under planning reference numbers 2158/17, 4387/18 and 3404/20, it is considered that-

- the proposed development would overshadow a number of apartments, rooms and private amenity spaces of the adjoining building under construction and thereby seriously injure the residential amenities of future occupants of permitted apartments in terms of access to daylight and privacy
- adequate daylight to single aspect apartments in the proposed development has not been demonstrated and thereby the development as proposed would give rise to substandard residential amenity for future occupiers of the proposed development.

The proposed development would, therefore, be contrary to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2018 (DoHPLG), Section 16.10.1 the Dublin City Development Plan 2016-22- Residential Quality Standards, Housing Policy H2 of the Naas Road LAP 2013-23, BRE209 - Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' and the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 30/08/2021