

**An  
Bord  
Pleanála**

**Board Direction  
BD-009652-21  
ABP-309738-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2021.

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

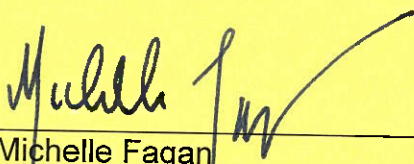
### **Reasons and Considerations**

1. Having regard to the location of the site in Flood Zone B, which is undefended and an area that has history of flood incidences, the Board is not satisfied, on the basis of the information lodged with the planning application and the appeal, that the development appropriately mitigates the risk of flooding on the site and the development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. It is considered that a development of this scale on this site is premature pending the outcome of the Camac River Flood Alleviation Scheme.
2. The relevant standards for assessment of quality and layout of apartment developments is set down under the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020). Under Section 3.8 of the guidelines it stated that to safeguard higher standards "the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%". The proposal fails to adhere to this standard with the proposed development contrary to the recommendation of the guidelines and providing

for a development of insufficient quality in terms of safeguarding higher standards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the excessive, scale and proximity of development to existing residential properties, in particular Block B, the proposed development would have an overbearing impact, result in a reduced level of privacy and would seriously injure existing residential amenity. The proximity, scale and orientation of Block B relative to the adjoining site to east could impact on the future development potential of the adjoining site and its development to a similar degree. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
4. Having regard to the scale, bulk and unsympathetic design of the proposed development, it is considered that would have disproportionate and visually obtrusive impact in the surrounding area. The proposed development would be detrimental to the visual amenities and character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Michelle Fagan

**Date:** 10/12/2021