

An  
Bord  
Pleanála

**Board Direction**  
**BD-009549-21**  
**ABP-310457-21**

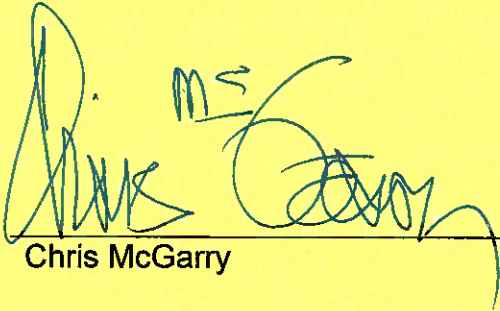
The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2021.

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

### **Reasons and Considerations**

It is considered the proposed development in its current design, scale and layout would constitute overdevelopment of the subject site which would result in a substandard and unacceptable form of residential accommodation, with consequent negative impacts, on the residential amenities of future occupants, particularly by reason of substandard private and communal amenity space and through overlooking between apartments, and by reason of overlooking of adjoining property. The proposed development would, therefore, be contrary to Policy QH18 of the Dublin City Development Plan 2016 – 2022 which seeks to promote the provision of high-quality apartments by achieving suitable levels of amenity within individual apartments in accordance with standards for residential accommodation. The proposed development would be seriously injurious to residential amenity and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Handwritten signature of Chris McGarry in blue ink, written over a horizontal line. The signature is stylized and includes the letters 'MS' above the main name.

Chris McGarry

**Date:** 29/11/2021