

An  
Bord  
Pleanála

**Board Direction**  
**BD-009352-21**  
**ABP-310910-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2021.

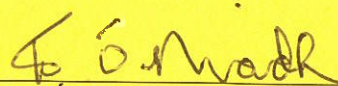
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### 1.1. **Reasons and Considerations**

Section 16.10.1 of the Dublin City Development Plan 2016-2022, which refers to Mix of Residential Units, states that each apartment development shall contain a maximum of 25-30% one-bedroom units and a minimum of 15% three- or more bedroom units. Having regard to the range of dwelling units proposed within the development, it is considered that the proposed development would materially contravene this provision of the plan

The statutory requirements relating to the submission of a material contravention statement have not been complied with by the applicant in respect of this matter. Accordingly, the Board is precluded from granting permission in circumstances where the application is in material contravention of the development plan and where the statutory requirements referred to above have not been complied with.

**Board Member**

  
Terry Ó Niadh

**Date:** 02/11/2021