

An  
Bord  
Pleanála

**Board Direction**  
**BD-009561-21**  
**ABP-311168-21**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2021.

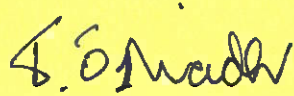
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations 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 to 30% one-bedroom units and a minimum of 15% three or more bedroom units. Having regard to the range of residential units proposed within the development, it is considered that the proposed development would materially contravene this provision of the Plan.

Notwithstanding Specific Planning Policy Requirement (SPPR) 8 of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020) in relation to build-to-rent developments, 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, it is not open to the Board to grant 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



Date: 30/11/2021

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Terry Ó Niadh