



An
Bord
Pleanála

Board Direction
BD-010229-22
ABP-311982-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

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

Reasons and Considerations

Having regard to the layout and configuration of the subject site and proposed residential units, the Planning Authority is not satisfied that the proposed development would comply with the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, (2020), with regard to amenity space provision for future occupants in terms of inadequate light, ventilation, private open space provision and refuse management, or with the provisions of Policy UD1: Urban Design Principles and Section 8.2.3.1 of the Dún Laoghaire Rathdown County Development Plan 2016-2022 in relation to Quality Residential Design. The proposed apartment units would result in a substandard level of residential amenity for future occupants, would contravene the national standards in relation to apartment development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Dave Walsh

Date: 14/03/2022