



An
Bord
Pleanála

Board Direction
BD-012019-23
ABP-312335-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/04/2023.

The Board decided by majority decision (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the height, massing, design and positioning of the development up to the public footpath, and also having regard to the treatment of the front elevation at street level, the Board considered that the proposed development would be overbearing onto the public street, would not successfully integrate with existing development in the vicinity and would detract from the character and setting of the adjacent Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

Having regard to the floor areas of the apartments proposed, the layout of those apartments, the additional communal facilities proposed at appeal stage, the relatively small number of 'Build-to-rent' units proposed and also having regard to the site location in an urban area well served by existing facilities and services, the Board considered that the proposed 'Build-to-rent' development generally met the requirements of SPPR 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments' (Department of Housing, Local Government and Heritage, December 2020) and therefore did not concur with the Inspector's Recommended Refusal Reason No. 3.

Board Member



Date: 14/04/2023

Tom Rabbette