



An  
Bord  
Pleanála

**Board Direction**  
**BD-012092-23**  
**ABP-312497-22**

The submissions on this file the Inspector's report and the Dublin City Development Plan 2022-2028 were considered at a Board meeting held on 04/05/2023.

The Board decided to refuse permission for the following reasons and considerations.

In deciding not to accept the inspector's recommendation the Board agreed with the Local Authority that the proposed studio unit would not enjoy an acceptable level of residential amenity given its location. In particular; the single aspect design, the lack of a privacy strip between the proposed ground floor unit and the back of the footpath, and the location and design of the winter garden.

Regarding the proposed change of use from community use to residential use, having regard to the location of Block J1 (Block 8) within the larger development, the Board were not satisfied at the justification for the removal of the community space and consider that its loss would negatively impact on the amenities of residents.

### **Reasons and Considerations**

1. It is considered that the proposed studio unit would not enjoy an acceptable level of residential amenity given its; location, design and the quality of the private open space associated with the unit. Regarding the proposed change of use from community use to residential use, due to the location of Block 8 (Formerly Block J) within the larger development, the Board were not satisfied at the justification for the removal of the community room and consider that its loss would negatively impact on the amenities of residents.

The proposed development would, therefore, by itself and by the precedent it would set for other developments seriously injure the amenities of property in

the vicinity, would be contrary to the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board decided to refuse permission.

**Board Member**

  
Mary Henchy

**Date:** 08/05/2023