



An  
Bord  
Pleanála

**Board Direction**  
**BD-011751-23**  
**ABP-312557-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2023.

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

#### **Reasons and Considerations**

1. The overall floorspace of the unit is below the minimum required standard (45 sq. m.) for a self-contained one-bedroom apartment dwelling unit. The aggregate floor areas of the bedroom and combined kitchen/dining/living room are below the minimum required aggregate areas for such rooms as set out in Table 12.2 of the Fingal Development Plan and Appendix 1 of the Ministerial Planning Guidelines on Sustainable Urban Housing: Design Standards for New Apartments 2020. Accordingly, the proposed development would contravene materially Objective DMS24 of the Fingal Development Plan 2017-2023 and would be contrary to the Ministerial Guidelines issued to Planning Authorities under Section 28 of the Planning and Development Act 2000, as amended. The proposed development would therefore be contrary to the proper planning and sustainable development of the area and would set an undesirable precedent for substandard residential development in this established residential area.

**Board Member**

Peter Mullan

**Date:** 07/02/2023

