



An
Bord
Pleanála

Board Direction
BD-010832-22
ABP-312859-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2022.

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

Reasons and Considerations

1. Having regard to the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing Planning and Local Government in December 2018, it is considered that the proposed development by reason of its design, scale, bulk and mass would be out of character with the context of the site, would represent a visually prominent and monolithic form of development relative to its immediate environment, would be visually obtrusive, and would seriously detract from the visual amenities and character of the area when viewed from the east and from the west, and in combination with the design in terms of façade treatment and architectural expression, would not constitute an adequate design response to the context and opportunity of this urban infill site, and would not, therefore, be in accordance with the criteria set out under section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities 2018.
2. The proportion of single aspect apartments in the proposed development and quality of the internal layout, specifically the design of excessively long internal corridors with lack of natural light and adequate ventilation, in addition to the design and location of balconies, and positioning of windows giving rise to overlooking between apartments, would fail to provide an adequate level of

residential amenity for future occupants of the scheme and would be contrary to guidelines issued to the Guidelines for Planning Authorities on the Design of New Apartments issued by the Minister in December 2020.

3. The Board is not satisfied on the basis of the Daylight, Sunlight and Shadow Report submitted, that the proposed development would not be detrimental to the established residential amenity of existing dwellings to the east, and the failure of a number of proposed apartments to reach minimum daylight target standards in the absence of robust mitigating compensatory measures, would result in poor residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 03/06/2022