

**An
Bord
Pleanála**

**Board Direction
BD-012239-23
ABP-312896-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2023.

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

Reasons and Considerations

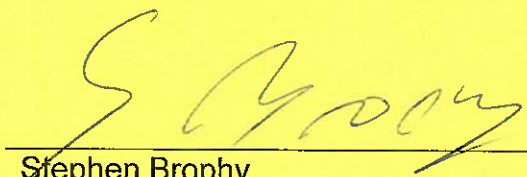
1. The proposed development is considered to contravene section 15.9.2 of the Dublin City Development Plan 2022-2028 and Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoECLG, December 2020 in relation to minimum floor areas and standards for one-bedroom apartments. It is considered that the proposed development would provide a substandard level of residential amenity for any future occupiers by virtue of inadequate floor areas, inadequate private open space provision and lack of storage facilities. In addition, the applicant has not adequately demonstrated that safe and secure access can be provided to the proposed units. It is therefore considered that the proposal would result in an unacceptably low level of residential amenity for future occupants.

In addition, details relating to the materials and finishes of the proposed building, including how it is proposed to integrate the glazed link with the

existing structure on site, together with landscaping of communal open space are considered to be inadequate and do not sufficiently demonstrate that a quality development is being proposed within this Architectural Conservation Area.

The proposed development would therefore, by itself and by the precedent it would set for other development, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and the aforementioned Sustainable Urban Housing: Design Standards for New Apartments– Guidelines for Planning Authorities, December 2020; would provide inadequate residential amenity to future occupiers and would be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 22/05/2023