

An  
Bord  
Pleanála

**Board Direction**  
**BD-018501-24**  
**ABP-313125-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2024.

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

#### **Reasons and Considerations**

1. Objective CUO25 of the Dublin City Development Plan 2022-2028 requires that large scale developments over 10,000sqm must provide at a minimum for 5% community, arts, and culture spaces as part of the development. The proposed development does not provide for such floor area. The proposed development, therefore, would materially contravene objective CUO25 of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. Objective SMT027-Road, Street and Bridge Schemes of the Dublin City Development Plan 2022-2028 requires 'the initiation and/or implementation of street/road schemes', the written statement describes the street as Collins Avenue Extension-Map B, the map identifies the route of the proposed street from Shanowen Road through the site to Collins Avenue Extension. The proposed development does not provide any publicly accessible street/road within the site boundaries as identified on Map Zoning Map B of the Dublin City Development Plan 2022-2028. The proposed development, therefore, would materially contravene objective

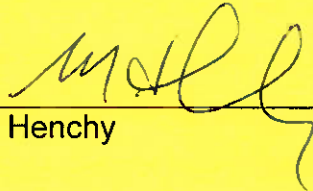
SMT027 of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the Part 8 on the adjoining land to the south that provided pedestrian and cycle access to the boundary of the site the subject of this application. Notwithstanding this, the Board concurred with the Inspector that the design and layout of the scheme proposed does not accommodate public access.

The Board did not consider an oral hearing to be appropriate, as addressing the reasons for refusal would require significant amendments to the scheme.

**Board Member**

  
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Mary Henchy

**Date:** 17/12/2024