



An
Bord
Pleanála

Board Direction
BD-012465-23
ABP-313163-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2023.

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

Appropriate Assessment

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report in respect of identification of the European Sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans and projects, on these European Sites in view of the site's conservation objectives and that a Stage 2 Appropriate Assessment is not, therefore, required

Reasons and Considerations

The Dublin City Development Plan 2022-2028 (Policy QHSN38) seeks to create sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and Housing Need and Demand Assessment (HNDA). Based on a sub-city level HNDA

for the North Inner City, Section 15.9.1 of the Development Plan requires that developments of the nature proposed contain a minimum of 15% three or more-bedroom units and a maximum of 25%-30% one-bedroom / studio units. These provisions are considered reasonable in accordance with Specific Planning Policy Requirement 1 of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' issued by the Department of Housing, Local Government and Heritage (December 2020, updated December 2022). The proposed mix of apartments includes an excessive proportion of studio and one-bedroom units (at least 63%) and a deficit of three or more-bedroom units (not meeting the minimum 15% requirement), which would materially contravene Development Plan policy and would, therefore, fail to adequately address the evidence-based housing needs of the local area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 15/06/2023