

An
Bord
Pleanála

Board Direction
BD-018532-24
ABP-313235-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/12/2024.

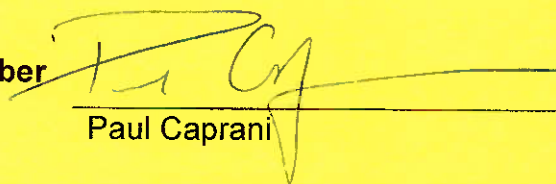
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Daylight, Sunlight and Overshadowing Analysis provide results for daylight impact based on Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' BRE (2011) (BR209) and Vertical Sky Component. There are concerns about accuracy of the results for Vertical Sky Component (VSC) in particular the high level of properties experiencing an increase level in values despite the proposal providing for a development of significantly increased bulk and scale relative to existing structures on site. Having regard to the totality of the information contained on file the Board is not satisfied that the proposal would not adversely impact on daylight levels within existing properties immediately adjoining the application. In this regard the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed development by virtue of design, scale and layout, in particular the north facing clusters located at fourth and fifth floor level, would due to the limited separation distances between buildings, result in direct overlooking of the roof terrace room and private rooftop terrace area serving Apartment no. 20 of Trimbleston housing scheme located to the north of the site. The proposed development would be injurious to the residential amenities of this property and

would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Caprani

Date: 19/12/2024