

An
Bord
Pleanála

Board Direction
BD-017390-24
ABP-313278-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2024.

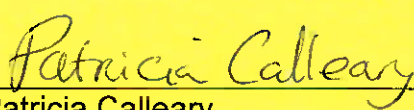
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design and layout of the development and in particular the scale and proximity of elements adjacent to existing residential properties, it is considered that the development would have significant adverse impacts on residential amenities by way of overlooking, overbearing and overshadowing. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would have an adverse impact on the adjoining Z2 Conservation Area at South Circular Road, in particular houses nos. 309-319 South Circular Road by way of overlooking, overshadowing and visual impacts, contrary to Policy BHA9 of the Dublin City Development Plan 2022-2028, which seeks to protect the special interest and character of Z2 Conservation Areas. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and

Local Government in May 2009, to accompany the Sustainable Urban Housing; Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020, and the design and layout of the proposed development, it is considered that the proposed development by reason of inadequate provision of private open space for apartment units and inadequate standards of daylight and sunlight within apartment units, in the absence of detailed compensatory measures, would contravene policies QHSN36 High Quality Apartment Development and QHSN37 Houses and Apartments of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 04/09/2024