

An
Bord
Pleanála

Board Direction
BD-013961-23
ABP-313655-22

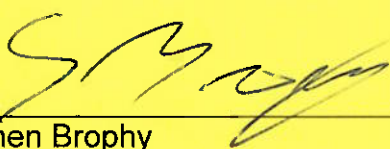
The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2023.

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 would not provide a satisfactory standard of residential amenity for future occupiers having regard to the configuration, quantity and quality of private amenity space and the unacceptable level of overlooking and lack of privacy between apartment units situated across the central courtyard. The proposed development would therefore be contrary to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022, Section 15.9.7 of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.
2. The proposed central communal amenity area is not considered to be of high landscape quality or to provide for adequate daylight and sunlight access throughout the year. The communal amenity area is not considered to be functional or usable to the required standard. The proposed development would therefore be contrary to Section 15.9.8 of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Board Member


Stephen Brophy

Date: 02/10/2023