

An  
Bord  
Pleanála

**Board Direction**  
**BD-016053-24**  
**ABP-313926-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2024.

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

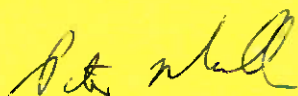
### **Reasons and Considerations**

1. It is considered that the information provided with the application and appeal in relation to the surface water drainage arrangements has not adequately demonstrated that the proposed development would not result in an increased level of run-off from the site and therefore, an increased level of flooding upstream and downstream along Three Trouts Stream. The proposed development would, therefore, pose an unacceptable risk of flooding and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of the scale, location and form of the new built structures within the site, the proposed development would materially and adversely alter the character and setting of the Protected Structure and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
3. The proposed apartment block fails to comply with SPPR4 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities published by the Department of Housing, Local Government and Heritage in December 2022 in relation to the required dual

aspect ratio, and as such, the proposed development would fail to provide high-quality living space for future occupants of the scheme and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the applicant has provided revised drawings with the appeal to improve the dual aspect ratio. The Board did not agree with the Inspector that the number of projecting bay windows for a number of apartments were meaningful dual aspect proposals.

**Board Member**



**Date:** 11/04/2024

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Peter Mullan