



An
Bord
Pleanála

Board Direction
BD-015087-24
ABP-314007-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations. In the context of the relatively central location of the site with good access to public transport, the Board did not agree with the inspector's view that lack of sufficient on-site car parking spaces and loading/unloading areas, would be seriously deficient and would be inadequate to cater for the parking demand generated by the proposed development.

Reasons and Considerations

1. Having regard to the restricted nature of this site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and height would constitute overdevelopment of a limited site area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to Zoning Objective Z1 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



Stephen Brophy

Date: 17/01/2024