



An  
Bord  
Pleanála

**Board Direction**  
**BD-015053-24**  
**ABP-314157-22**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2024.

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

### **Reasons and Considerations**

It is considered that the proposed development, by reason of its height, scale, massing, and bulk on this modest in area infill inner city site, would constitute overdevelopment of the site and would seriously injure the amenities of the area and of property in the vicinity by way of undue overshadowing and visual overbearance. It is also considered that the proposed layout and design would produce a substandard form of development on this site at a density and plot ratio that would be inconsistent with that permitted under the Dublin City Development Plan, 2022-2028, and it would also be at odds with the prevailing density in the vicinity. In this regard, the substandard residential amenity for future occupants of the building, in particular, the inadequate communal open space, dual aspect apartment, parking (car, bicycle, and motorbike) provision together with the substandard mobility services reflects the overdevelopment of this modest infill site. In addition, the proposed development would be visually obtrusive in its streetscape scene as well as visual setting and would be out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Note

The Board note the Inspector's additional ground for refusal that the proposed mix of apartment units includes exceeds the maximum number of one bedroom/studio units and falls short of the percentage of three or more-bedroom apartments in a manner that materially contravenes Development Plan policy for the type of development proposed, while the Board agreed with this assessment and they considered it a new issue, the Board decided not to go out for further information given that they had already decided to refuse permission to the development.

Board Member



Date: 15/01/2024

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Peter Mullan