

An
Bord
Pleanála

Board Direction
BD-017542-24
ABP-314161-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2024.

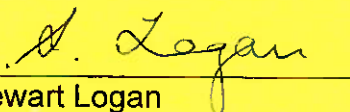
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed development by reason of its height, scale, massing and proximity to the site boundaries would adversely impact on the amenities of existing adjacent properties by way of overbearance when viewed from existing residential properties in the immediate area, particularly on Ellenfield Road. The proposed development would be contrary to the Z1 zoning objective of the subject site '*To protect, provide and improve residential amenities*' in the Dublin City Development Plan 2022-28, would seriously injure the visual and residential amenities of the area and property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, by reason of the poor standard of sunlight and daylight afforded to a significant number of the proposed residential units with reference to the standards set out in the Dublin City Development Plan 2022-28 and the relevant BRE Guidance, would seriously injure the residential amenities of the future occupants of development and would, therefore, be contrary to the Dublin City Development Plan 2022-2028 and the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development on this relatively small site did not appropriately integrate with the existing properties and pattern of development in this established neighbourhood and that in particular the scale and height of the proposed buildings were physically overbearing and would have a negative impact on the amenities of establishing properties and the visual amenities of the area generally. Furthermore, the Board was of the view that the site was capable of an improved ADF from what was proposed in the development on this regularly shaped site and that the substandard daylight provision proposed resulted in particular from the overdevelopment of the site as indicated in Reason 1 above and that compensatory design measures proposed were not sufficient to overcome this deficiency.

Board Member


Stewart Logan

Date: 24/09/2024

Note:

The Board considered the Appropriate Assessment Screening conclusion of the Inspector to screen out potential impacts on the identified European Sites on the basis of a weak or indirect hydrological connectivity with the subject site. However, the Board noted the submission of a Natura Impact Statement by the applicant and the inclusion of mitigation measures therein to address potential effects arising from surface water drainage arrangements for the development. The Board considered that further information in relation to the potential for water quality impacts of the development may have been required, however given the substantial reasons for refusal as above, it was decided not to pursue this issue further.