



An  
Bord  
Pleanála

**Board Direction**  
**BD-014215-23**  
**ABP-314163-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2023.

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

### **Reasons and Considerations**

Having regard to the restricted nature of the site, it is considered that the proposed development and the development proposed to be retained, would result in a substandard dwelling with poor internal configuration, having residential accommodation linked solely by an external courtyard, providing inadequate residential amenity and substandard private open space. In addition, there would be an insufficient separation distance from the rear elevation of number 61 Saint Assam's Park to the proposed detached two storey backland residential building to the rear of the site.

Furthermore, the commercial bin store to serve the two retail units and office unit located in the service lane would not be satisfactory by reason of the distance and access from the commercial units taking a circuitous route, through the customer entrances on Saint Assam's Park via the frontage of number 62A Saint Assam's Avenue, to access the laneway.

Therefore, the proposed development and development proposed to be retained would constitute overdevelopment of a restricted site contrary to Objective Z3 of the Dublin City Development Plan 2022-2028 to improve neighbourhood facilities for the area, would be inconsistent with the residential housing standards and provisions of the development plan and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Mick Long

**Date:** 20/10/2023