

An
Bord
Pleanála

Board Direction
BD-015478-24
ABP-314311-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2024.

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

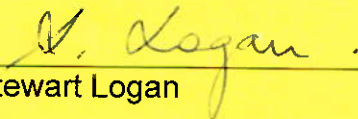
Reasons and Considerations

1. Having regard to
 - (a) the limited amenity for future residents of the proposed lower ground floor apartment unit in terms of floorspace, access and natural lighting
 - (b) the deficiency of proposed cycle parking facilities for residents of the proposed development with regard to the requirements of section 5.25 of the *Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)*

the Board considered that the proposed development would seriously injure the residential amenities of future residents of the proposed development and would be contrary to the said ministerial guidelines, and would, thereby, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the issues highlighted by the inspector in relation to the visual prominence of the proposed development and to access and car parking provision. However, the Board considered that the location of the site in central Dublin and at a transitional position between existing residences and the adjacent new hospital complex including pedestrian access infrastructure, and the proximity of the site to public transport locally were factors sufficient to overcome these concerns and that the proposed development was acceptable in terms of access and would not be discordant visually in the streetscape or area. In addition, the Board considered that issues of overlooking of the property to the north could be adequately addressed by appropriate design and elevational changes but, given the substantive reason for refusal above, this issue was not pursued further.

Board Member


Stewart Logan

Date: 20/02/2024