



An
Bord
Pleanála

Board Direction
BD-018841-25
ABP-314386-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2025.

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

Reasons and Considerations

1. Objective CUO25 of the Dublin City Development Plan 2022-2028 requires that large scale developments over 10,000sqm must provide at a minimum for 5% community, arts, and culture spaces as part of the development. The proposed development does not provide for such floor area. The proposed development, therefore, would materially contravene objective CUO25 of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Notes:

The Board shared the concerns of the Inspector and planning authority that:

- (a) whilst a majority of units have acceptable daylight and sunlight levels there are a number that fail badly leading to suboptimal units;
- (b) there would be substantial overshadowing of the communal open space/courtyard over much of the day and across the year thereby reducing the overall recreational value of the area and,
- (c) the public open space which is proposed to the east of the site and the public green space to the north of the site would experience long periods of shadow which would impact on their usefulness as recreational areas.

The Board considered that the proximity between Block 10A and Block 10B as well as the proximity to the adjacent Site 2 resulted in the residential amenity of a number of apartments being compromised.

The Board considered that there were unresolved issues as regards the treatment of the boundary relationship with the existing office building should the proposed development of the site to the south, which is outside the control of the applicant, not progress.

Board Member

Marie O'Connor
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Date: 17/02/2025