

An
Bord
Pleanála

Board Direction
BD-014088-23
ABP-314691-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2023.

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

Reasons and Considerations

1. Having regard to the increased density, height, mass and volume of the proposed development it is considered that it would constitute overdevelopment of the site which would result in an unreasonable overbearing impact on the visual and residential amenities of the area. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the visual and residential amenities of property in the vicinity of the site, would seriously injure the character of the area, would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the number of north facing residential units, the configuration and orientation of the open space courtyard, and the inclusion of front door units and their associated private open space facing directly onto Brunswick Street North, it is considered that the proposed development would offer a poor level of amenity for future residents and would be contrary to the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities', issued by the Department of Housing, Local Government and

Heritage in December 2022. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. It is considered that, by reason of the blank gable elevation and lack of articulation of Block A, combined with its proximity to 98 Brunswick Street North, the proposed development would materially and adversely affect the character and setting of the Protected Structure and would seriously detract from the architectural character and setting of the streetscape generally. The proposed development would, therefore, adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

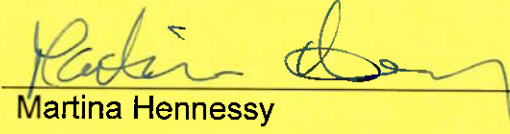
Note:

The Board in considering the unit mix of the proposed development had regard to the Dublin City Development Plan 2022-2028 (Policy QHSN38) which seeks to create sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and Housing Need and Demand Assessment (HNDA). Based on a sub-city level HNDA for the North Inner City, Section 15.9.1 of the Development Plan requires that developments of the nature proposed contain a minimum of 15% three or more-bedroom units and a maximum of 25%-30% one-bedroom / studio units. These provisions are considered reasonable in accordance with Specific Planning Policy Requirement 1 of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' issued by the Department of Housing, Local Government and Heritage (December 2020, updated December 2022).

The Board was also not satisfied that sufficient information had been provided in relation to the proposed retail unit on the ground floor of Block A in terms of servicing and operation.

While ordinarily both new issues would warrant a request for further information, given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 12/10/2023

