

**An
Bord
Pleanála**

**Board Direction
BD-014512-23
ABP-314822-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2023.

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

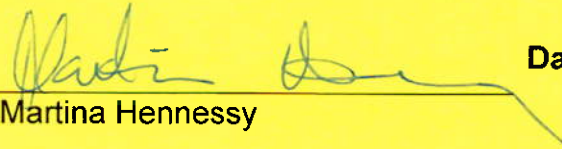
Reasons and Considerations

1. Having regard to the Z15 zoning of the site in the Dublin City Development Plan 2022-2028, the objective of which is to protect and provide for community uses and social infrastructure and the failure to satisfy the exceptional criteria for 'Open for Consideration Uses' on these lands, it is considered that the proposed development, which is entirely residential in nature, would contravene materially the said zoning objective. Additionally, it has not been satisfactorily demonstrated that the scheme would be operated by an appropriate body and as such the development fails to comply with SPPR7 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (December 2020). As such, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The Board also considered the proposed development, by reason of its design, scale, bulk, and height did not have adequate regard for the particular site context, would be out of character with the streetscape and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development

would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

3. Having regard to the nature of the proposed development, which is intended for senior living, the Board considered the lack of on-site car parking spaces in the proposed development would be seriously deficient and would be inadequate to cater for the parking demand generated, thereby leading to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and would not comply with car parking requirements set out in the Dublin City Development Plan 2022-2028.

Board Member


Martina Hennessy

Date: 09/11/2023