

An  
Bord  
Pleanála

**Board Direction**  
**BD-015057-24**  
**ABP-315091-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

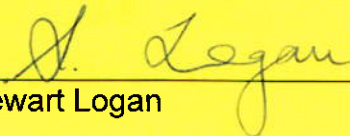
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The '*Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities*' (2023) issued under section 28 of the Planning and Development Act 2000, as amended, provide requirements in relation to the development of new apartment housing schemes. It is considered that the proposed development, by reference in particular to the failure to meet minimum apartment floorspace sizes, internal storage provision and cycle parking provision, would be contrary to the said guidelines and would thereby seriously injure the residential amenities of future residents of the development, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed vehicular turning movements and parking arrangements for the proposed development, the Board was not satisfied that adequate parking facilities for the proposed development would be provided. In these circumstances, it was considered that the proposed development would be likely to create on-street parking and serious traffic congestion on the adjoining roads and

would thereby, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stewart Logan

**Date:** 16/01/2024