



An  
Bord  
Pleanála

**Board Direction**  
**BD-015514-24**  
**ABP-315963-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

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

### **Reasons and Considerations**

Having regard to the limited size of the site and scale of development proposed it is considered that the proposed development would lead to overdevelopment of the site, would be of substandard design in terms of the S28 guidance (Quality Housing for Sustainable Communities (2007)), in particular the below recommended minimum room sizes, would have a serious effect on the residential amenity of future occupiers, and in terms of the inactive frontage would not contribute to natural surveillance of the laneway. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

[**Note:** The Board noted that the site is located in an area at risk from coastal flooding where vulnerable below ground residential development is contrary to the Dublin City Development Plan Section 15.18.4 '*basement development for residential use below the estimated flood levels for flood zone areas 'Zone A' or 'Zone B' will not be permitted (Policy SI20)*'. As such the provision of a dwelling incorporating a basement living area which is at risk of flooding would be contrary to the proper planning and sustainable development of the area. However, noting that this would constitute a new issue in the context of the current appeal, and noting also

the substantive reason for refusal set out above, it was decided not to pursue this matter further under the current appeal].

**Board Member**

  
Stephen Bohan

**Date:** 22/02/2024