



An
Bord
Pleanála

Board Direction
BD-019499-25
ABP-317317-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2025.

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

Reasons and Considerations

1. Due to the design, layout and orientation of the proposed development, relative to boundaries with adjoining third party properties, it is considered that the proposed development would seriously injure the amenities, diminish the development potential of, and depreciate the value of adjoining properties by reason of overlooking and loss of privacy, would be contrary to the provisions of section 15.13.4 of the Dublin City Development Plan 2022-2028, which requires backland development not to cause significant loss of amenity to existing properties, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed mitigation measures to address amenity issues of the adjoining and neighbouring properties would have deleterious impacts on the residential amenity of future occupants of the proposed scheme. A number of residential units within the proposed development would provide poor residential amenity, due to limited outlook as a result of fritted glass or heavily screened balconies to address unresolved overlooking, due to insufficient sunlight, and due to overbearing impacts and unacceptable overlooking due to insufficient separation distances within the site (between Blocks 1 and 2). Additionally, Block 1 would have no independent access to communal open space. The proposed development would, therefore, be contrary to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2022 and the relevant development management standards of the Dublin City Development Plan 2022 – 2028 in relation to new residential development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 17/04/2025