



Board Direction
BD-017197-24
ABP-317449-23

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

1. The proposed development, by reason of its design and layout, including deficiencies in the provision of indoor communal space, services and facilities; the overprovision of bed rooms; and the lack of required documentation including information as to how the design and layout of the scheme would support integration with the local community, would not provide satisfactory levels of amenity for future occupants and would not be consistent with Policy QHSN45 'Third Level Student Accommodation' and Section 15.13.1 Student Accommodation of the Dublin City Development Plan 2022-2028.

2. Having regard to the scale, massing and height of the proposed 3-storey student accommodation building, its proximity to boundaries with neighbouring properties and its inclusion of a rooftop terrace, all within a constricted site, it is considered that the proposed development would have an overbearing and obtrusive appearance when viewed from the neighbouring dwellings, would result in unacceptable noise and disturbance and overlook of adjacent properties including dwellings on Ardbeg Park and Brookville Park, the proposal would be contrary to Policy QHSN45 and

Section 15.13.1 Student Accommodation of the Dublin City Development Plan 2022-2028.

Board Member



Date: 08/08/2024

Peter Mullan