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**Board Direction**  
**BD-016260-24**  
**ABP-317732-23**

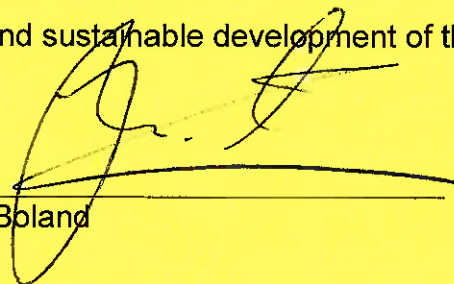
The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2024.

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

#### **Reasons and Considerations**

1. Having regard to the nature and location of the site, the pattern of development in the area and the design and quality of the proposed hostel, it is considered that the proposed development would not provide for a high quality, designed for purpose hostel development, would be contrary to Policy CEE28 'Visitor Accommodation' of the Dublin City Council Development Plan 2022 - 2028, would have a significant detrimental impact on the amenity of residential development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The applicant has failed to demonstrate compliance with the need to prevent an unacceptable intensification of visitor accommodation activity, particularly in predominantly residential areas, as also set out in the above Policy CEE28 and the proposed development would, therefore, also be contrary to the proper planning and sustainable development of the area for this reason.

**Board Member**

  
Joe Boland

**Date:** 09/05/2024