



An
Bord
Pleanála

Board Direction
BD-017777-24
ABP-318561-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2024.

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

Reasons and Considerations

- 1 It has not been demonstrated that the proposed development comprising an additional floor of seven units will provide adequate residential amenity to future residents, will not adversely affect the residential amenity of the existing units in the development, and will not adversely affect the residential amenity of the two-storey dwellings to the north. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
- 2 The proposed development of largely one bed and studio units in a development with a majority of one-bed and studio units is contrary to the unit mix sought by section 15.9.1 of the 2022-2028 Dublin City Development Plan and therefore is contrary to SPPR 1 and sections 3.8 – 3.15 of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023)'. The proposed development is not in keeping with the proper planning and sustainable development of the area.

- 3 Having regard to the proximity of the existing development to low-rise residential development, to the excessive density and plot ratio proposed, it is considered that the proposed development would constitute over development of the site and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 04/10/2024