



An  
Bord  
Pleanála

**Board Direction**  
**BD-017305-24**  
**ABP-318621-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2024.

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 proposal for an additional floor and 9 additional units on this restricted site, it is considered that the proposal would result in an excessive increase in scale, density, and bulk, which would constitute overdevelopment of the site and would have an overbearing impact on the adjacent properties and detract from the streetscape. The proposed development would seriously injure the visual and residential amenities of property in the vicinity and would have a negative impact on the character and townscape in the area, which would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and out of keeping with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities 2024 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development fails to provide adequate communal amenity space to serve the needs of residents of the proposed development as set out in the Sustainable Urban Housing: Design Standards for New

Apartments Guidelines for Planning Authorities, 2023, which would seriously injure the amenities of future residents and would be contrary to the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 26/08/2024