

An  
Bord  
Pleanála

## **Board Direction BD-018699-25 ABP-318661-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2025.

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

### **Reasons and Considerations**


Having regard to form, scale and design of the proposed development, both as proposed at application stage and as per the revised proposals submitted at appeal, it is considered that the proposed development would not provide an appropriate level of residential amenity for future occupants, particularly those on the southern boundary, on the grounds of natural light, quality and space, and would be contrary to SC11 Compact Growth of the Dublin City Development Plan 2022-2028, and SPPR 2 of the Compact Settlement Guidelines 2024, it is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area and should be refused.

**Note**

The Board considers the site/location to be appropriate for the nature of the development proposed and, noting the site's size and central location, the specific site coverage and density were considered to be generally acceptable.

The Board acknowledges the positive changes to the proposed development submitted by the applicant in their response to the appeal (e.g. reduced height, deletion of the duplex unit, and revised street front profile) but the proposed development's proximity to the southern boundary and the impacts on the amenity of future residents, especially in relation to the bedrooms, was considered better addressed by architectural design changes than the potential application of conditions by the Board.

**Board Member**

  
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Declan Moore

**Date:** 20/01/2025