

An  
Bord  
Pleanála

**Board Direction**  
**BD-016666-24**  
**ABP-318696-23**

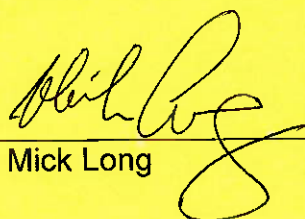
The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

### **Reasons and Considerations**

The proposed development, by reason of its poor site layout, poor quality design and poor quality private open space, in combination with the inefficient and unnecessary allocation of space to car parking provision in an urban setting, would provide a poor standard of residential amenity for future occupants of the development and would be contrary to the guidance for Infill Development, as set out in Section 15.13.3 and Private Open Space as set out within Section 15.11.3 of the Dublin City Development Plan 2022-2028 and the Z1 "Sustainable Residential Neighbourhoods" zoning objective pertaining to the site which seeks 'To protect, provide and improve residential amenities'. The proposed development would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 18/06/2024