

An
Bord
Pleanála

Board Direction
BD-019882-25
ABP-318993-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/06/2025.

The Board decided to refuse permission for the following reasons and considerations.

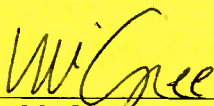
Reasons and Considerations

It is considered that the proposed development, by reason of its layout, height, scale, and massing, with an initially proposed density of 477 units per hectare, reduced at further information stage to 392 units per hectare, would result in a significant negative impact on the established residential amenities of adjacent and neighbouring residential properties by virtue of overshadowing and loss of daylight, would constitute overdevelopment of the site and seriously injure the amenities of the area and of property in the vicinity and would be contrary to Policy QHSN10 of the Dublin City Development Plan 2022-2028 (Urban Density) which seeks to promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the concerns expressed by the inspector in relation to overdevelopment of the site, and the subsequent recommendation of the inspector that a floor be omitted by condition. However, the Board concluded that the extent to which the impact on adjacent properties would be mitigated by the removal of an additional floor could not be accurately assessed on the basis of the submitted plans and particulars.

Furthermore, the Board was not satisfied that the proposal demonstrated the exceptional circumstances required to permit a development substantially in excess of the density range specified in the Dublin City Development Plan 2022-2028, or the density limit of 300 dwellings per hectare as specified in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

Board Member


Liam McGree

Date: 10/06/2025