



An  
Bord  
Pleanála

**Board Direction**  
**BD-019535-25**  
**ABP-319020-24**

The submissions on this file and the Inspector's reports were further considered at a Board meeting held on 24/04/2025.

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

### **Reasons and Considerations**

Having regard to the provision of a number of windows and balconies serving habitable rooms in the proposed apartments being positioned right on the shared northern and western site boundaries, and also noting that the proposed bedrooms are wholly reliant on light and aspect via proposed windows in the western and northern shared boundaries, and the primary source of light and aspect serving the living/dining rooms is via proposed windows in the northern shared boundary, it is considered that the proposed development will adversely impact upon, in particular, the development potential of the underutilised, zoned and serviced city centre lands adjoining to the north. Such an adverse impact on the adjoining lands to the north will militate against urban consolidation and densification and would thus conflict with the land-use zoning Objective Z5 which includes the consolidation of the city centre area and conflict with Policy QHSN6 'Urban Consolidation' and Policy QHSN10 'Urban Density' of the Dublin City Development Plan 2022-2028. 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 for the proposed development, the Board considered that the placing of windows and

balconies serving habitable rooms on the shared site boundaries would significantly and adversely impact upon the redevelopment potential of, in particular, the surface car park to the north. The Board's primary concern relates to the negative impact on the redevelopment potential of the underutilised site to the north, rather than the overlooking of that site.

**Board Member**

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

**Date:** 24/04/2025