

An
Bord
Pleanála

Board Direction
BD-018289-24
ABP-319037-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2024.

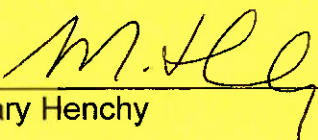
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of Appendix 3 of the Dublin City Development Plan 2022-2028 and the Sustainable Residential Development Compact Settlement Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January 2024, it is considered that the proposed development, by reason of the density of the scheme, would be excessive, particularly in the context of adjoining development, which would result in an inadequate level of sunlight and daylight to adjoining properties and would, therefore, constitute overdevelopment of the subject site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The scale and layout of the development proposed results in a building form that does not present an architectural design that enhances its setting. In addition, the set down arrangements detract from the public realm and creates a poor access and service arrangements for future residents. Therefore, the proposed development does not accord with the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 22/11/2024