

An
Bord
Pleanála

Board Direction
BD-018931-25
ABP-319348-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2025.

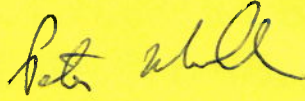
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the site layout and overall site development strategy, it is considered that the proposal does not represent the optimal design solution with reference to failure to appropriately respond to the established character of the area, including the established building line along Liffey Street South to the east of the application site and overdominance of car parking and associated access road in the main area of open space proposed in the foreground to the proposed apartment block and terraced housing. The proposed development would fail to positively contribute to the established urban fabric of the receiving environment and would detract from the visual amenities of the area. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.
2. The quantum of private open space proposed for each of the three townhouses is significantly below the minimum areas required by SPPR 2 of the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (Department of Housing, Local Government and Heritage 2024). To permit the proposed development would

thereby constitute a substandard form of development which would seriously injure the amenities of the future occupants of the houses and would be contrary to the proper planning and sustainable development of the area.

Board Member



Peter Mullan

Date: 14/02/2025