

An  
Bord  
Pleanála

**Board Direction**  
**BD-019624-25**  
**ABP-319514-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2025.

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

**Reasons and Considerations**

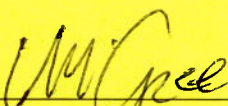
Having regard to the proposed provision of a significant number of windows positioned along the shared southern and southeastern site boundaries, serving proposed hotel bedrooms and bedrooms in the proposed apartments, and also noting that the proposed bedrooms would be wholly reliant on light and aspect via those proposed windows on the property boundary, it is considered that the proposed development would adversely impact upon, in particular, the development potential of third party properties to the south of the subject site and would be likely to seriously injure the amenities, and depreciate the value, of those properties. Such an adverse impact on the adjoining lands would militate against future urban consolidation and densification and would thus conflict with the land-use zoning Objective Z5 which promotes the consolidation of the city centre area and would 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 a significant number of windows serving habitable rooms on the shared site boundaries would significantly and adversely impact upon the redevelopment potential of those city centre properties located immediately to the south of the subject site. The Board's noted that the adjoining properties to the south are already constrained by their city centre location, and proximity to neighbouring properties, and also noted the non-residential use of the upper floor of those buildings. However, the Board was concerned that any future redevelopment of those sites would be further compromised by the presence of an increased number of windows on their northern and north-western boundary resulting from the development as proposed in the subject application.

**Note:** The Board did not have any principled objection to the height of the proposed development but considered that the constraints presented by the location and configuration of the subject site had not been adequately addressed. Also, the Board noted that the planning authority's Conservation Officer did not comment on the proposed development and considered that such an input would have been helpful having regard to the fact the site is located immediately adjacent to two protected structures, its proximity to a number of other protected structures and proximity to, and visibility from, a designated Architectural Conservation Area.

Please issue a copy of this direction to all parties.

**Board Member**

  
Liam McGree

**Date:** 09/05/2025