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**Board Direction**  
**BD-018986-25**  
**ABP-319557-24**

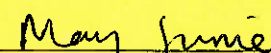
The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.

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

**Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2022-2028 including policy objective QHSN36 which seeks to ensure a satisfactory level of residential amenity in apartments and Section 15.13.4 in relation to the considerations for backland housing, and to the scale, massing, form and density of the development, its relationship to adjacent property, the inadequate access and servicing arrangements, and the overreliance on obscure glazing and high-level windows in habitable rooms to address overlooking, it is considered that the proposed development would represent inappropriate development and overdevelopment of a backland site, would result in substandard residential accommodation and would seriously injure the amenities of future residents and neighbouring property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Gurrie

**Date:** 20/02/2025