



An
Bord
Pleanála

Board Direction
BD-019843-25
ABP-321535-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2025.

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

Reasons and Considerations

1. It is considered that the proposed change the use of the permitted communal amenity facilities of this Build to Rent (BTR) scheme would result in a substandard level of residential amenity for the future residents of the overall scheme, which would constitute a substandard form of development, and that the proposed diminution of communal amenity facilities would be contrary to Policy QHSN42(a) of the Dublin City Development Plan 2022-2028, which seeks to ensure proposed resident support facilities are appropriate to the intended rental market having regard to the scale and location of the proposal. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 03/06/2025