



An
Bord
Pleanála

Board Direction
PL29N.248226

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th May 2017.

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

Reasons and Considerations

Notwithstanding the residential land use zoning of the site, it is considered that the proposal constitutes piecemeal backland development which does not provide for an adequate level of urban consolidation or sustainable residential density of underutilised land in close proximity to Raheny village centre and DART station. Furthermore the proposal would establish an undesirable precedent for future development and affect the development potential of the wider backlands area. The proposed development would, therefore, be contrary to policy QH8 and section 16.10.8 of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of area.

Board Member

Date: 2nd June 2017

Conall Boland