



The submissions on this file and the Inspector's report were considered at a Board meeting held on February 9th 2018.

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 development would result in the significant intensification of the existing veterinary practice on the site, which was limited in extent under previous planning permissions to be subsidiary to the residential component on the site. Having regard to the RES zoning of the site, the objective of which is to "*Protect and Improve Residential Amenity*", it is considered that the proposed development, by reason of its substantial scale, would no longer be subordinate to the main residential use of the dwelling and would represent a primarily commercial use of the site. Having regard to the proposed extent of the development, and notwithstanding the documentation submitted with the application and appeal, it is considered that the proposed development would result in adverse impacts to the residential amenities of the area in terms of noise nuisance, overspill parking and visual impact. The proposed development would materially contravene the zoning objective of the area, as set out in the South Dublin County Development Plan 2016 – 2022, and would conflict with Section 11.3.13 and 11.3.10 of this Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed apartment unit at first and attic floor level would have inadequate access to private open space and would have a substandard level of residential amenity. The proposed development would, therefore, seriously injure the residential amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th February 2018

Philip Jones