



An  
Bord  
Pleanála

**Board Direction**  
**BD-001867-18**  
**ABP-302417-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2018.

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

### **Reasons and Considerations**

Having regard to its design and layout, it is considered that the proposed development would give rise to an overdevelopment of the site which would fail to comply with the zoning objective for the site in the Dun Laoghaire Rathdown County Development Plan 2016-22: to protect and/or improve residential amenity. As such, the proposed development would seriously injure the residential amenities of property in the vicinity and would be contrary to the ppsd of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would not seriously injure the amenities of properties in the vicinity.

**Board Member**

**Date:** 05/12/2018

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Terry Prendergast