



An
Bord
Pleanála

Board Direction
BD-002305-19
ABP-303166-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Dun Laoghaire Development Plan, to the pattern of development in the area and the nature scale and layout of the proposed development, the board considers that subject to compliance with the conditions as set out below, the proposed development would not injure the visual or residential amenities of the area, would not set an undesirable precedent for similar developments and would therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that having regard to the pattern of development in the area, to the large site area, that the proposed development would represent an acceptable design approach to the site constraints and would not be excessive or out of character with the area and that the site and surrounding streetscape was capable of absorbing the proposed increase in quantum of development.

Conditions

- 1 Plans and particulars.
- 2 Materials and finishes
- 3 STD Urban Drain
- 4 CMP 1
- 5 STD Landscaping
- 6 S 48 Unspecified

Board Member

Date: 06/02/2019

Paul Hyde