



An
Bord
Pleanála

Board Direction
BD-002946-19
ABP-303391-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2019.

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 Rathdown Development Plan 2016-2022, to the pattern of development in the area, to the planning history in the area and to its nature, scale and layout, the Board considered that subject to compliance with the conditions as set out below, the proposed development would represent an appropriate quantum of backland development at this location 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 having regard to the restricted nature of the access and to the area of the site and the pattern of development in the area including the dwelling to the west, that the proposed development represented an appropriate density for the site and did not consider it to represent an unsustainable use of serviced land and that it would be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and particulars
- 2 Materials and finishes.
- 3 Urban drain
- 4 CMP
- 5 S48 Unspecified.

Board Member

Date: 03/05/2019

Paul Hyde