



An
Bord
Pleanála

Board Direction
BD-004284-19
ABP-304450-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2019.

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 relevant provisions of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 including the Objective A zoning of this site,
- The existing buildings on site,
- Proximity of the site to the Dun Laoghaire Town Centre and
- The pattern of development in the area

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining properties or property in the area, would be acceptable in terms of pedestrian and traffic safety, would not adversely affect the streetscape and would otherwise constitute an appropriate and sustainable use of existing buildings on the site. The proposed development 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 the removal of Apartment 7 would address any material adverse effect from overbearing or visual incongruity.

Having regard to the location of the site proximate to public parks and the Town Centre and also considering that the proposed development entails the reuse of

the buildings on site, the Board considered that the proposed apartments should enjoy a sufficient level of residential amenity.

Conditions

PA Conditions 1,2,3,4,5,6,8,9,10,

Plus, Standard ABP Bond and Section 48 Financial Contribution conditions.

Board Member

Date: 16/10/2019

Terry Ó Niadh