



An
Bord
Pleanála

Board Direction
BD-006535-20
ABP-306813-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2020.

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

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the site's location on lands with a zoning objective for residential development;
- (b) the policies and objectives in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022;
- (c) The Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- (d) The Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (e) the Planning System and Flood Risk Management guidelines (including the associated Technical Appendices) issued by the Department of the Environment, Heritage and Local Government in November 2009;
- (f) The nature, scale and design of the proposed development
- (g) The pattern of existing and permitted development in the area;
- (h) The submissions and observations received;
- (i) The report of the inspector.

The Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety and convenience and would not give rise to risk for flooding. 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 was satisfied that the proposed development represented an appropriate design response to the receiving topography and was an acceptable distance from adjoining properties and would therefore, not seriously injure the amenities of adjoining properties by reason of overlooking

Furthermore, the Board considered the Site-Specific Flood Risk Assessment (SSFRA) submitted with the application along with the submissions from 3rd parties and the analysis of the Inspector and was satisfied that the conclusions reached in the SSFRA were acceptable. Having regard to the provisions of the Planning System and Flood Risk Management guidelines in relation to development proposals in Flood Zone B areas, the Board considered that the information provided was satisfactory and that the proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and partics
- 2 Materials and finishes
- 3 IW Condition
- 4 CMP
- 5 S48 Unspecified.

Board Member

Date: 23/09/2020

Paul Hyde