

An  
Bord  
Pleanála

**Board Direction**  
**BD-008093-21**  
**ABP-308593-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2021.

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

### **Reasons and Considerations**

The proposed change in the wording of Condition 2 of D18A/0894 (ABP-303793-19) would permit an extended variety of uses that would not be appropriate given the lack of amenities on site and would lead to a substandard level of accommodation for such users contrary to the 'Objective A' zoning of the site which seeks to protect and/or improve residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

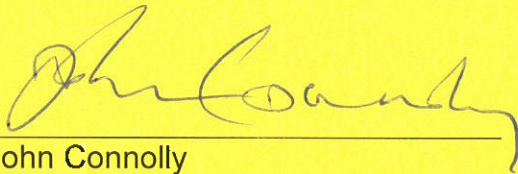
In deciding not to accept the Inspector's recommendation to change the wording of Condition 2, the Board considered that an extended variety of uses would not be appropriate given the lack of amenities on site which would lead to a substandard level of accommodation for such users contrary to the zoning of the site.

### **Note:**

The Board noted the planning authority's policy on homeless accommodation and, in particular, section 2.1.3.10 of the Dun Laoghaire Rathdown County Development Plan which provides that proposals for homeless accommodation facilities should not result in an over-concentration in one area and should not unduly impact on existing

amenities. The Board considered that the applicant had not demonstrated that the change in the wording of Condition 2 would comply with this policy. However, and having regard to the substantive reason for refusal above, the Board decided not to pursue this matter further.

**Board Member**

  
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John Connolly

**Date:** 06/05/2021