



An
Bord
Pleanála

Board Direction
BD-007654-21
ABP-308602-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

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 objectives of the Dún Laoghaire Rathdown County Development Plan, 2016-2022 , the site context, its scale, design and layout , the Board considered that subject to compliance with the condition below, the proposed development, would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area. 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 having regard to the nature and topography of the site and its relationship with neighbouring properties, it considered that the proposed development, in terms of its scale and design, would not constitute overdevelopment of a constrained site but instead represented an acceptable use of a serviced urban infill site and would be visually acceptable and would not seriously injure the visual amenities of the area. The proposed development would be in accordance with Ministerial guidelines (Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2009') and the principle of compact growth

contained in the National Planning Framework and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Board Member

Date: 16/03/2021

Paul Hyde