



An  
Bord  
Pleanála

**Board Direction**  
**BD-007735-21**  
**ABP-308763-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the provisions of the South Dublin County Development Plan 2016-2022, specifically housing policy 9 - objective 3 requiring proposals to comply with Section 11.2.7 of the South Dublin County Development Plan 2016-2022, which states that new residential development that would adjoin existing one and/or two-storey housing, shall be no more than two storeys in height, unless a separation distance of 35m or greater is achieved, and to the form, height and layout of the proposed development, it is considered that the proposed development materially contravenes the housing policy 9 – objective 3 of the South Dublin County Development Plan 2016-2022.

Furthermore, the statutory requirements relating to public notices and the submission of a material contravention statement have not been complied with by the applicant. Accordingly, the Board is precluded from granting permission in circumstances where the application is in material contravention of the development plan and where the statutory requirements referred to above have not been complied with.

**Board Member**

**Date:** 24/03/2021

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Michelle Fagan