



An
Bord
Pleanála

Board Direction

BD-008201-21

ABP-309357-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2021.

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 current Dún Laoghaire-Rathdown County Development Plan, and the design and layout of the proposed development, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the location of the proposed access for a number of the apartments to the rear of the site in close proximity to a service yard for a public house and the absence of a bedroom window in Apartment No. 1. The proposed development would be contrary to Section 8.2.3.1 of the current Dún Laoghaire-Rathdown County Development Plan in relation to quality residential development and would give rise to an unsatisfactory standard of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/05/2021

Terry Prendergast