

An
Bord
Pleanála

Board Direction
BD-009583-21
ABP-310526-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2021.

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

Reasons and Considerations

Having regard to the MTC zoning provisions for the site in the current Dun Laoghaire Rathdown County Development Plan the objective for which is to protect, provide for and/or improve major town centre facilities, it is considered that subject to conditions set out below, the principle of the proposed development is acceptable, would accord with the zoning objectives for the area, would not adversely impact on the residential and visual amenities of property in the vicinity, would not detract from the character and special interest of the Architectural Conservation Area of which it forms part and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This outline permission relates solely to the principle of the development on this site and it shall not be construed as giving consent to the plans and

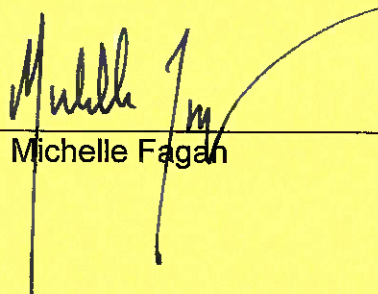
particulars lodged with the applicant, as amended by the further plans and particulars received by An Bord Pleanala on the 14th day of June, 2021.

Reason: In the interest of clarity.

2. Plans and particular to be lodged for permission consequent on this grant of outline permission shall include:
 - i. design proposals which have regard to the design and character of the building environment in the vicinity.
 - ii. any extension at 1st and 2nd floor levels shall not exceed the extent of the extensions shown on drawing no. PL.009 received by An Bord Pleanala on the 14th day of June, 2021,
 - iii. the arch window at 1st floor level in the north-eastern (rear) elevation shall be removed.
 - iv. a schedule of accommodation showing compliance with the requirements set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2020.

Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage

Board Member



Michelle Fagan

Date: 06/12/2021