

An  
Bord  
Pleanála

**Board Direction**  
**BD-009684-21**  
**ABP-310866-21**

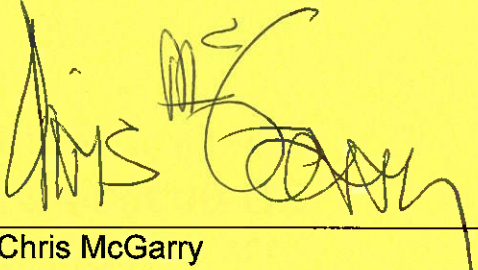
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2021.

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

### **Reasons and Considerations**

The site of the proposed development is located within the '0/0 zone objective as identified on Map No. 10 of the 2016-2022 Dun Laoghaire Rathdown County Development Plan, which identifies locations where no increase in the number of buildings will normally be permitted. It is considered that the proposed development by reason of its size, scale, volume and proximity to the site boundaries does not represent small scale, sensitive infill development within this specific site and would be detrimental to the visual amenities of the area and would be out of keeping with the pattern and layout of development in the area. The proposed development fails to accord with the provisions of Section 8.2.3.4 (viii) '0/0 Zone', in the Dun Laoghaire Rathdown County Development Plan 2016-2022, and would set an undesirable precedent for future development in the area. It is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



---

Chris McGarry

**Date:** 17/12/2021