

An
Bord
Pleanála

Board Direction
BD-011151-22
ABP-311091-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2022.

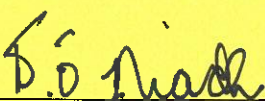
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1.0 Reasons and Considerations

The appeal site is located in an area zoned "A" in the Dun Laoghaire Rathdown Development Plan 2022-2028, where the objective is *"to provide residential development and improve residential amenity while protecting the existing residential amenities."* Having regard to the restricted nature of the site, and to the layout, height, density and design, it is considered that the proposal would constitute overdevelopment and seriously injure the amenity of adjoining residential properties.

Furthermore, the configuration of the proposed apartments, failure to comply with the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" published by the Department of Housing, Local Government and Heritage in December 2020 in terms of percentage of two-bedroom three-person units proposed and communal open space, the proposed development would result in a poor standard of residential amenity for future occupants. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Ó Niadh

Date: 24/08/2022