



An
Bord
Pleanála

Board Direction
BD-012182-23
ABP-312104-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2023.

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 Dun Laoghaire Rathdown County Development Plan 2022-2028, and the design and layout of the proposed development, it is considered that the proposal would result in a substandard form of development for future residents by reason of the configuration of the proposed built to rent units in close proximity to the existing on-site office buildings and undercroft car parking, the overprovision of car parking for existing on-site office buildings, the poor quality provision of private open space which will be largely overlooked from Patrick Street at ground floor level and by the communal open space and rear offices at first floor level. The proposed development would be contrary to Policy Objective PHP42 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 in relation to provision of high-quality design 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

Peter Mullan

Date: 16/05/2023