

An  
Bord  
Pleanála

**Board Direction**  
**BD-010922-22**  
**ABP-312430-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/06/2022.

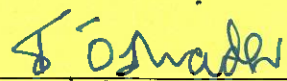
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the proposed building heights, the location of the site within a regeneration area that is not subject of a Local Area Plan or a Planning Scheme and the provisions of the South Dublin County Development Plan 2016-2022, specifically urban centre policy UC6 – objective 3 directing tall buildings that exceed five storeys in height to regeneration areas that are subject of an approved Local Area Plan or a Planning Scheme, it is considered that the proposed development materially contravenes the urban centre policy UC6 – objective 3 of the South Dublin County Development Plan 2016-2022.

The statutory requirements relating to the submission of a material contravention statement have not been complied with by the applicant in respect of this matter. Accordingly, the Board is precluded from granting permission in circumstances where the application is in material contravention of the Development Plan and where the statutory requirements referred to above have not been complied with.

Board Member



Terry Ó Niadh

Date: 24/06/2022