



An  
Bord  
Pleanála

**Board Direction**  
**BD-010289-22**  
**ABP-312453-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2022.

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

#### **Reasons and Considerations**

The South Dublin County Development Plan sets a minimum of 60m<sup>2</sup> of private open space per three bed houses. The proposed dwelling house would not meet this minimum standard. Therefore, the proposed development would give rise to substandard residential accommodation, would materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.

**Board Member**

Paul Hyde

**Date:** 16/03/2022