



An
Bord
Pleanála

Board Direction
BD-010629-22
ABP-312503-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th May 2022.

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

The Board considered that the proposed development would result in an inadequate quantum of private open space provision for the residents of the mews dwelling. The proposed development would therefore be contrary to the private open space requirements for Mews developments set out in Section 8.2.3.4 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the attractive south-west orientation of the private open space to serve the mews but considered that any associated advantages would be undermined by the limited depth and area of the open space in conjunction with the overshadowing effects from the boundary wall.

Board Member

Maria FitzGerald

Maria FitzGerald

Date:

5th May 2022