



An
Bord
Pleanála

Board Direction
BD-012297-23
ABP-312948-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2023.

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

Reasons and Considerations

1. Having regard to the nature and scale of the development to be retained and its location adjoining a residential area, together with the objectives to protect the amenities of existing residential properties in residential areas and Transitional Zonal Areas as outlined in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the predicted noise levels associated with the development to be retained would seriously injure the residential amenity of adjoining property, and that the proposed mitigation measures are inadequate to satisfactorily address the impact. Therefore, the development to be retained would be contrary to Development Plan policy and the proper planning and sustainable development of the area.
2. Having regard to the isolated nature of the development to be retained relative to the host commercial property, including the severance of the overall site by Coliemore Road, it is considered that the development to be retained represents a haphazard and uncoordinated approach to development within the Neighbourhood Centre. The Board is not satisfied that the arrangements