



An
Bord
Pleanála

Board Direction
BD-014910-23
ABP-313554-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2023.

The Board decided by a majority of two to one 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 building height, density, mass, and volume through to the lack of an adequate separation between the proposed apartment building and the existing residential properties to the north and south, it is considered that the proposed development would constitute overdevelopment of this restricted and irregular shaped site and it would result in unreasonable overbearing, overlooking through to overshadowing consequences for these properties. The proposed development would seriously injure the residential and visual amenities of property in the vicinity of the site, it would result in an undesirable precedent for other similar development in its setting, and it would be contrary to the land use zoning 'A' of the site as provided for under the Dún Laoghaire-Rathdown Development Plan 2022-2028 as well as the policy objectives set out in this plan, in particular PHP19, PHP20 and BHS 1 that collectively seek developments to achieve a reasonable balance in protecting established residential amenities while providing and improving residential development, particularly where they significantly depart in building height, density, scale and built form from the prevailing character of the area. For these reasons the proposed development would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development in its current form has the potential to give rise to piecemeal, fragmented and uncoordinated development at an urban location that has the potential to accommodate high density and appropriate height redevelopment that addresses the northeastern Clonkeen Road and N11 junction. The proposed development is therefore considered to be contrary to Policy Objective PHP35: Healthy Placemaking of the Dún Laoghaire Rathdown Development Plan, 2022-2028, which seeks to achieve high quality with a focus on healthy placemaking outcomes through to ensure that development proposals are cognisant of the need for proper consideration of context. For these reasons, the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
Eamonn James Kelly

Date: 20/12/2023