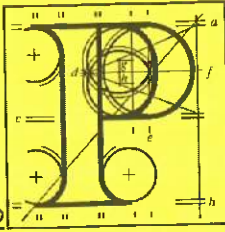


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**Board Direction**  
**BD-012907-23**  
**ABP-313569-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/07/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

**Condition 2:**

Revised plans and elevation drawings incorporating the following modifications shall be submitted and agreed in writing with the planning authority prior to commencement of development:

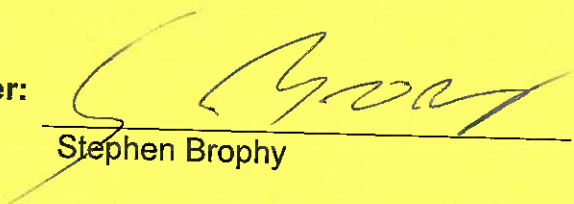
- (a) Landscaping proposals which incorporate 2-3 small specimen trees within the landscape strip to the north of apartment no. A-06.
- (b) Louvre screening to a height of 1.7 metres shall be provided on the western sides of the balconies serving apartments nos. B-12, B-24 and B-35.

**Reason:** In the interest of protecting residential and visual amenities.

## Reasons and Considerations

Having regard to the planning history on the site, policy objective PHP27 and section 12.3.3.1 of the Dun Laoghaire Rathdown County Development Plan 2022 pertaining to housing mix, and to the pattern and type of existing and permitted residential development in the vicinity, the proposed unit mix of apartments is acceptable and would not give rise to a proliferation of one bedroom apartment units in the area.

Board Member:

  
Stephen Brophy

Date: 14/07/2023