



An
Bord
Pleanála

Board Direction
BD-013742-23
ABP-313821-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2023.

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

Reasons and Considerations

1. The proposed development, by reason of its scale, massing and bulk relative to surrounding buildings would result in an excessive density and poor configuration of open space, would constitute overdevelopment of the site and would be out of character with the pattern of development in the vicinity. The proposed development would, therefore, be contrary to section 12.3.3.2 of the Dún Laoghaire Rathdown County Development Plan 2022-2028, would seriously injure the amenities of the area including the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It has not been satisfactorily demonstrated that the height, bulk and mass of the proposed development would successfully integrate or enhance the character and public realm of the area or respond in a positive way to adjoining developments, contrary to section 4.4.1.8 of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 15/09/2023