

An
Bord
Pleanála

Board Direction
BD-013090-23
ABP-314041-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2023.

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

Reasons and Considerations

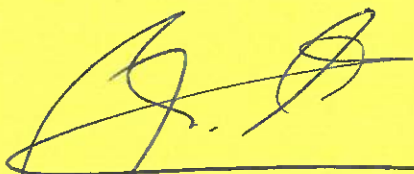
1. Having regard to the information submitted, the Board was not satisfied that it has been demonstrated that the site is not needed for its established employment use. In addition, having regard to note 'b' (table 13.1.13) of Chapter 13 of the Dún Laoghaire Rathdown County Development Plan 2022-2028, the proposed residential development would materially contravene the current zoning objective E of the site 'to provide for economic development and employment' as set out in Chapter 6.
2. Having regard to the surrounding urban structure and the disposition of the proposed building on site, to the height, form and scale as well as the separation distances to the site boundaries of adjoining properties, it is considered that the proposal does not provide an appropriate transition in height and scale or have due regard to the nature of the surrounding urban morphology. The proposed development is considered overly dominant and would have an excessive overbearing effect on adjoining property. The development does not comply with policy objective BHS 3 or Table 5.1 contained in Appendix 5: Building Height Strategy of the Dún Laoghaire Rathdown Development Plan 2022-2028. The proposed development would,

therefore, seriously injure the amenities of property in the vicinity as well as the character of the area and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted that there was no category as 'Build to Rent - senior living' in the Dún Laoghaire Rathdown Development Plan 2022-2028 and the development does not fall within the scope of 'Assisted Living Accommodation' as set out in Section 13.2 of the Plan. The Board agreed with the inspector that the development falls to be considered within the scope of 'Residential-Built to Rent' as defined in Section 13.2 of the Plan.

Board Member



Joe Boland

Date: 31/07/2023