



An
Bord
Pleanála

Board Direction
BD-015986-24
ABP-314436-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2024.

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 apartment block, by reason of its scale, design, siting proximate to adjoining site boundaries, the site configuration and its positioning relative to the recently constructed apartment development on the subject site, would be visually overbearing/obtrusive when viewed from the properties to the immediate north-east and west of the site/the recently constructed apartment development on the subject site, would constitute overdevelopment of this restricted site, would be contrary to Policy Objectives PHP18 and PHP19 contained in and the Zoning Objective 'A' applying to the site under the Dun Laoghaire Rathdown County Development Plan 2022-2028. Further to this, the proposed development would result in a substandard level of residential accommodation for future occupiers of the proposed apartment block, specifically as a result of the glazing utilised, sill heights/window sizes adopted and location of balconies, and would result in a poor quality of communal open space to serve the recently constructed and proposed apartment blocks on the subject site, and would therefore be contrary to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023) and Section 12.8.5.3 Communal Open Space – Quality of the current County Development Plan. The proposed development would, therefore, if

permitted, be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 04/04/2024