

An
Bord
Pleanála

Board Direction
BD-014690-23
ABP-315044-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2023.

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 on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 2 and amend as follows: The proposed electronic sliding vehicular gate shall be replaced by inward opening manual gates. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.


Reason: In the interests of traffic safety and visual amenity.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the residential land use zoning objective which applies to the site, the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028; the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts Heritage and the Gaeltacht in October, 2011, it is considered that the modifications to the development sought under this application, as required by the planning authority in its imposition of condition number 2, are warranted, and that the proposed development, with the attachment of condition number 2, would be in accordance with the provisions of the Development Plan, in particular the criteria set

out under Section 12.4.8 for this type of development and would safeguard road users from any undue additional traffic hazard and safety issues. Therefore, development as sought would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Mary Cregg

Date: 04/12/2023