



An
Bord
Pleanála

Board Direction
BD-015068-24
ABP-315411-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The development for retention, by reason of its design, height, colour and finish, would be visually obtrusive when viewed along the streetscape and from adjoining properties, would detract from the visual amenity of the area, would set a poor precedent for similar type development in the area and, therefore, would be contrary to Section 12.4.8.2 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The development for retention would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

2. Due to the endangerment of public safety arising from the lack of visibility between vehicles exiting the development and both pedestrian as well as vehicular movements at the entrance, the proposed retention works would endanger public safety by reason of traffic hazard and obstruction of road users.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the view of the Planning Authority that the proposed development for retention would seriously injure the visual amenities of the area, would not be acceptable in terms of traffic safety and would set an undesirable precedent for similar developments in the area.

Board Member



Joe Boland

Date: 16/01/2024