



An
Bord
Pleanála

Board Direction
BD-016565-24
ABP-317250-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2024.

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 development, both as originally proposed and as amended on appeal would, by reason of its layout and lack of integration between the proposed open amenity spaces and the residential units result in substandard and inadequate provision of both public and communal amenity spaces which would significantly diminish the level of amenity of future residents and other residents in the area. The Board considered the disposition of spaces and the orientation of Block 1 presenting a gable end to the public road to be inappropriate, and considered the The proposed development would therefore be contrary to Sections 12.8.3.1 and 12.8.3.2 of the Dun Laoghaire Rathdown County Development Plan and to the proper planning and sustainable development of the area.

Note: The Board did not agree with the inspector that appeal proposals should not be considered; and gave them due consideration. The Board also noted the desirability of retaining the existing natural stone wall boundary to the site in any future application.

Board Member


Stephen Brophy

Date: 13/06/2024