



An  
Bord  
Pleanála

**Board Direction**  
**BD-015020-24**  
**ABP-318255-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2024.

Having regard to the nature of the condition the subject of the appeal, the Board was satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the Reasons and Considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to:

**ATTACH** condition number 2 and the reason therefor.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the pattern of development and permitted developments in the area and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July 2023, it is considered that the modification to the proposed development, as required by the Planning Authority in its imposition of condition number 2 would be warranted, as condition number 2 would ensure that the proposed development would be in accordance with the unit mix provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 and as there is no justifiable reason in this case not to impose the unit mix provisions required in condition number 2.

**Board Member:**

*Stewart Logan*  
Stewart Logan

**Date:** 11/01/2024