

An
Bord
Pleanála

Board Direction
BD-017107-24
ABP-318742-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/07/2024.

The Board decided to grant permission for the removal of Condition 21 from the previously granted permission under ABP-309646-21 generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location, nature, extent and scale of the development proposed including type of residential units proposed, on a site within Clondalkin village, the zoning of the site, wherein it is an objective to protect, improve and provide for the future development of village centres, and the provisions of the South Dublin County Development Plan, 2022 – 2028, it is considered that the provisions of the 'Regulation of Commercial Institutional Investment in Housing Guidelines for Planning Authorities', (May 2021) and the 'Regulation of Commercial Institutional Investment in Housing', (June 2023), including Circular Letter NRUP 03/2021 and Circular Letter: NRUP 01/2023 should not apply to the residential units to be provided as part of this development, which comprise of apartment units. Condition No. 21 of ABP-309646-21 (PA Ref. SD20A/0234) is, therefore, not warranted. As such the proposed development would be in accordance with proper planning and sustainable development.

Board Member



Stephen Bohan

Date: 25/07/2024