



An
Bord
Pleanála

Board Direction
BD-018353-24
ABP-318910-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that, due to the overdevelopment of a restricted site by reason of the poor layout, lack of public open space, location and configuration of communal open space, building design quality, and the close proximity to boundaries that would not positively contribute to the public realm, the development as proposed would provide a poor standard of residential amenity for future residents, and would be contrary to the residential zoning objective for the site and Policy Objective PHP35 of the Dún Laoghaire Rathdown County Development Plan 2022-2028, relating to healthy placemaking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board in agreeing with the Inspector in relation to his recommendation for a refusal did not agree that the proposed development would seriously detract from and adversely affect the setting of the adjacent Protected Structure (Crinken Cottage) and did not accept the recommendation that the development be refused for that reason. A development in that location with suitable separation distances would in the board's view be acceptable.

Board Member

Peter Mullan

Date: 03/12/2024