

An
Bord
Pleanála

Board Direction
BD-018646-25
ABP-319818-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2025.

The Board decided, by majority decision 2:1, to refuse permission, generally in accordance with the Inspector's recommended Reason No.2, for the following reasons and considerations.

(Direction to issue with Order.)

Reasons and Considerations

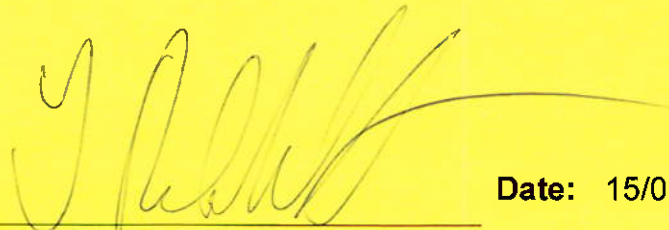
The proposed development by reason of its design and scale would constitute overdevelopment of a limited site area and would result in inadequate open space provision for the residents of the existing and proposed dwelling. The development therefore fails to accord with SPPR2 in the *Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities* and Section 15.11.3 of the *Dublin City Development Plan 2022 - 2028*. The Board therefore considers that the proposed development would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Note:

In deciding not to refuse permission in accordance with the Inspector's recommended Reason No. 1, the Board considered that the design approach,

including the setting back of the proposed development from the front building line of the adjacent terrace at 118-124 Comeragh Road, allowed for the continued distinction and visual break between the two separate terraces. The Board therefore did not agree that the proposed development would negatively impact the character of the area in this regard.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 15/01/2025