



An
Bord
Pleanála

Board Direction
BD-018185-24
ABP-320130-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2 (a), (b) and (c).

Reasons and Considerations

The proposed development is located in an area where the applicable zoning objective in the Dun Laoghaire Rathdown County Development Plan 2022-2028 is 'A' which seeks 'to provide residential development and improve residential amenity while protecting the existing residential amenities', and within the Haigh Terrace to Park Road Architectural Conservation Area (ACA)

Having regard to the nature, scale and extent of the proposed development, the pattern of development in the Architectural Conservation Area, including the terraced character of the streetscape, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of Condition No. 2 (a) (b) and (c), is reasonable.

The proposed development, in the absence of this condition, would give rise to a development that would injure the existing residential amenities of neighbouring property, would set an undesirable precedent for other similar developments and would not be consistent with the protection of the character and special interest of an area which has been designated an Architectural Conservation Area.

Board Member:


Declan Moore

Date: 14/11/2024