



An
Bord
Pleanála

Board Direction
BD-018431-24
ABP-320510-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2024.

The Board decided to make a split decision, to

- (1) grant permission for retention of alterations to the front elevation at ground and first floor levels, for the reasons and considerations marked (1) under and subject to the conditions set out below, and
- (2) refuse permission for retention of a 1.77m high wall on the north-east boundary to support electrical supply cabinet, for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the zoning objective of the site 'Objective NC' the objective for which is 'To protect, provide for and/or improve mixed-use neighbourhood centre facilities', and having regard to the planning policies, objectives and development standards of the Dun Laoghaire Rathdown County Development Plan 2022-2028, the Board considered that subject to compliance with the conditions set out below, the nature, scale and design of the development proposed to be retained, relative to the existing property and adjoining property, and to the existing pattern of development in the wider area, is an acceptable form of development at this location and would not seriously injure the amenities of adjoining properties, and would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. The development to be retained hereby permitted relates only to the retention of alterations to the front elevation at ground and first floor levels.

Reason: In the interest of clarity and the avoidance of doubt and the proper planning and sustainable development of the area.

Reasons and Considerations (2)

In deciding not to accept the Inspector's recommendation, the Board considered the 1.77m wall proposed to be retained, to be in conflict with Section 12.4.8.2 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, regarding Vehicular Entrances and Hardstanding Areas, which references the potential for negative cumulative effects from the removal or creation of front boundary treatments and roadside elements, in terms of area character and appearance. The Board therefore considered that the 1.77m wall proposed to be retained, would be contrary to the proper planning and sustainable development of the area.

Board Member:


MaryRose McGovern

Date: 12/12/2024