

An
Bord
Pleanála

Board Direction
BD-018482-24
ABP-320814-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2024.

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

Reasons and Considerations

Having regard and the nature and scale of the proposed development in an established residential area, it is considered that condition number 2 should be retained in order to accord with Section 12.4.8.1 and of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which set out that electronic gates are not acceptable unless set back from the footway and should be omitted and Section 12.4.8.2 which sets out that vehicular entrances should not dominate a property's frontage and should harmonise with the existing streetscape.

In deciding not to accept the Inspector's recommendation, the Board, in agreement with the planning authority, considered the height of the proposed boundary wall, pillars and gates, along with the installation of electronic gates, would have a negative cumulative impact in terms of the character and appearance of the area and in terms of vehicular and pedestrian safety. It is considered, therefore, appropriate that condition number 2 be retained

Board Member:


Martina Hennessy

Date: 16/12/2024