

An
Bord
Pleanála

Board Direction
BD-018922-25
ABP-320986-24

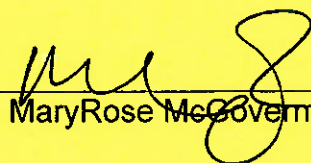
The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2025.

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

Reasons and Considerations

Having regard to Section 12.6.8 Residential Consolidation '*Corner / Side Garden Sites*' of the South Dublin Development Plan, 2022 – 2028, the Board considered that the proposed residential development on this tapering corner site, by reason of the inadequate quantity and quality of private open space provision, would offer a poor form of residential amenity for future residents, would represent overdevelopment of a restricted site, would set an undesirable precedent in the area, and would seriously injure the residential amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Rose McGovern

Date: 14/02/2025