



An
Bord
Pleanála

Board Direction
BD-018930-25
ABP-321103-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the size and configuration of the site, to the nature and scale of the proposed development and the pattern of development in the area and the provisions of the *South Dublin County Development Plan 2022-2028*, including the 'RES' zoning objective relating to the subject site, it is considered that the proposed development would cause adverse impacts on the residential amenity of the properties in the vicinity, including House A and the amenity of prospective occupants.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the scale and design of the proposed House B on this subdivided site would provide an acceptable level of residential amenity to residents in the vicinity.

Board Member


Marie O'Connor

Date: 14/02/2025