

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0937

APPEAL by Boley View Limited care of Cunnane Stratton Reynolds of 3 Molesworth Place, Wicklow Town, County Wicklow against the decision made on the 3rd day of December, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Variation of planning condition number 2 attached to the grant of planning permission by An Bord Pleanála under appeal reference number ABP-303793-19 and under Dún Laoghaire-Rathdown County Council planning register reference number D18A/0894 to facilitate all forms of short term accommodation to be defined in this instance as a maximum of 2 number months but retaining the exclusion of provision of any accommodation for persons in a care setting, as an institutional hostel or in social support of persons, as originally imposed, at the former public house previously known as the Corner House, Dundrum, Windy Arbour, Dublin, as revised by the further public notices received by the planning authority on the 15th day of September, 2020.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

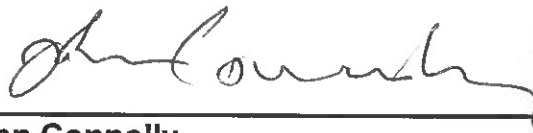
Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The proposed change in the wording of Condition number 2 of ABP-303793-19 (D18A/0894) would permit an extended variety of uses that would not be appropriate given the lack of amenities on site and would lead to a substandard level of accommodation for such users contrary to the 'Objective A' zoning of the site which seeks to protect and/or improve residential amenity. 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 change the wording of Condition 2, the Board considered that an extended variety of uses would not be appropriate given the lack of amenities on site which would lead to a substandard level of accommodation for such users contrary to the zoning of the site.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 7th day of MAY 2021

