

An
Bord
Pleanála

Board Order
ABP-320510-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0394

Appeal by Rose O'Sullivan care of Caramona Limited of 6 Bray Road, Loughlinstown, Dublin against the decision made on the 23rd day of July, 2024 by Dún Laoghaire-Rathdown County Council to grant permission, subject to conditions, for development comprising (1) retention of alterations to the front elevation at ground and first floor levels, and (2) retention of a 1.77 metre high wall on the north-east boundary to support electrical supply cabinet, all at 7 Bray Road, Loughlinstown, Dublin in accordance with the plans and particulars lodged with the said Council.

Decision

GRANT permission for retention of alterations to the front elevation at ground and first floor levels in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for retention of a 1.77 metre high wall on the north-east boundary to support electrical supply cabinet based on 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 Dún 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. The retention of this element of the development would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This element of 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 condition.

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.

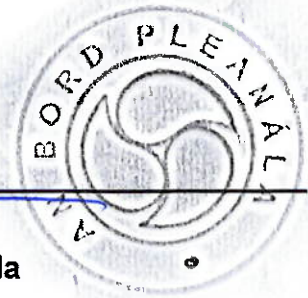
Reason: In the interest of clarity and the avoidance of doubt and the proper planning and sustainable development of the area.

Reasons and Considerations (2)

In deciding not to accept the Inspector's recommendation, the Board considered the 1.77 metre wall proposed to be retained, to be in conflict with Section 12.4.8.2 of the Dún 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 1.77 metre wall proposed to be retained would be contrary to the proper planning and sustainable development of the area.


Mary Rose McGovern

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 12 day of December 2024.