



An
Bord
Pleanála

Board Direction
BD-005120-20
ABP-305725-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2020.

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

Reasons and Considerations

1. Having regard to the situation of the site in the Cookstown Industrial Estate and to the established built form, uses and character of the estate in its immediate vicinity, it is considered that the proper development of the site in accordance with the criteria set out in section 11.2.4 of the South Dublin County Development Plan 2016 – 2022 requires the adoption of a planning framework for the local area. In the absence of such a framework that would determine the layout of streets and spaces in the immediate vicinity of the site and address the layout, height and design of buildings and the proportion and location of various uses there, a grant of permission for the proposed development would be premature and would unduly prejudice the regeneration of adjoining land. This would be contrary to the proper planning and sustainable development of the area.
2. The proportion of single aspect apartments in the proposed development would contravene SPPR 4 of the Guidelines for Planning Authorities on the Design of New Apartments issued by the minister in March 2018 and the proposal for some of those apartments to face predominantly to the north without overlooking a significant amenity would contravene the advice at section 3.18 of those guidelines. The application did not include proposals regarding the use

and management of supporting communal and recreational amenities that were sufficiently detailed to discharge the requirement at SPPR 7 (b) of the guidelines. The proposed development does not include proposals for childcare facilities, contrary to the advice at 3.3.1 of the Guidelines for Planning Authorities on Childcare Facilities issued by the minister in June 2001. The proposed development would therefore fail to provide its residents with an adequate level of residential amenity and would be contrary to guidelines issued to planning authorities under section 28 of the Planning and Development Act 2000, as amended.

3. The disposition of the proposed development on the site would not provide an adequate set back from the boundary to the south and, therefore, would inhibit the development potential of the adjoining vacant zoned land. This would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11/02/2020

Michelle Fagan