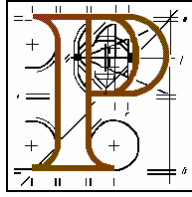


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2007

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D06A/1367

An Bord Pleanála Reference Number: PL 06D.227976

APPEAL by Alan and Lynda McFarlane care of DPPLL of 66 Lower Baggot Street, Dublin, by Cabinteely and Districts Residents Association care of Druid Lodge, Brennanstown Road, Cabinteely, Dublin and by others against the decision made on the 7th day of February, 2008 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to the said Alan and Lynda McFarlane in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development comprising the demolition of two number dwellinghouses and the erection of 76 number residential units with a gross floor area of 8801.13 square metres (excluding basements which have a gross floor area of 4365.0 square metres) as follows: one number one bedroom apartment; 55 number two bedroom apartments; 16 number three bedroom apartments and four number three bedroom townhouses all in two number blocks over basement car park on a site measuring 0.9208 hectares (2.27 acres); Block A includes 38 number two bedroom apartments; nine number three bedroom apartments in a part four/part five storey building with balconies/wintergardens and gardens; Block B includes one number one bedroom apartment; 17 number two bedroom apartments; seven number three bedroom apartments and four number three bedroom townhouses with roof terrace in a part two/part four/part five storey building with balconies/wintergardens/roof terraces and gardens; basement car park including 111 number car parking spaces; 150 number bicycle spaces with access and egress ramps; attenuation area, refuse storage areas, plant rooms, lift and stair cores; vehicular and pedestrian access from Lehaunstown Lane; pedestrian access from Brennanstown Road; landscaping; boundary treatments and all associated site development works. The following works to the adjoining public roads are proposed: mini roundabout on Brennanstown Road/Lehaunstown Lane junction; widening and resurfacing of Lehaunstown Lane; footpaths and cycle lanes; pedestrian crossing on Brennanstown Road at 'Navarone' and 'Talblick', Brennanstown Road/Lehaunstown Lane, Cabinteely Dublin as amended by the further public notice received by the planning authority on the 23rd day of May, 2008.

DECISION

REFUSE permission for the above proposed development based on 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

1. Having regard to the size and configuration of the site and the pattern of existing and permitted development in the area, it is considered that the proposed development, by reason of its scale, density, bulk, height and layout, would constitute an overdevelopment of the site resulting in an overbearing presence in an area characterised by a mix of low rise and low density residential developments, would be oppressive in appearance when viewed from the adjoining properties and local road network and would, therefore, seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the proposed development would not be premature pending the determination of a road layout for the area, including convenient and safe pedestrian links to Cabinteely village and public transport facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2009.