



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0527

APPEAL by The Aidan O'Hogan ARF care of KRA Visionary Project Partners of E11a Network Enterprise Park, Kilcoole, County Wicklow against the decision made on the 12th day of September, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Aidan O'Hogan ARF.

Proposed Development Development will consist of construction of two number three-storey, semi-detached townhouses, including construction and installation of services and all other ancillary works, all on site to the rear and side of 4 Main Street, Dundrum, Dublin.

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

1. Having regard to the design and layout of the proposed residential development and to the nature of the site, it is considered that the proposed development represents a poor design response to a constrained site, which would seriously injure the amenities and the development potential of the adjacent property at Number 4 Main Street. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority, as set out in Section 8.2.8.4 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, that residential development is provided with adequate quality private amenity space in the interest of residential amenity. The proposed ground floor rear garden spaces in their current form in close proximity to a 4.5 metre retaining wall containing a number of surface water outlets would provide for a substandard quality of private open space for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.