



An  
Bord  
Pleanála

**Board Direction  
PL06D.246228.**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 27<sup>th</sup> 2016.

The Board decided to refuse permission in accordance with the reasons and considerations set out below.

1. Having regard to the nature, scale and location of the proposed four- storey apartment building and its proximity to Kylemore House, it is considered that the proposed development lacked in quality open space and compromised the integrity of the setting of the house and the open character of the area. In addition, the layout is contrary to Section 8.2, Development Management Part (xi): Institutional Lands as set out in the Dún Laoghaire–Rathdown County Development Plan 2016 - 2022 regarding the redevelopment of “institutional lands” which sets out to ensure that the essential setting of the lands and the integrity of the main buildings are retained. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 It is considered that the layout of the proposed development is deficient in terms of quality open space. In particular, serious concerns exist that the main area of public open space, by virtue of its location within the very southern end of the site and to the south of the proposed apartment block, will be separated both visually and physically from the majority of the development.

This would contravene guidance set out in the Public Open Space Standards Section 4.2.2.4 Policy OSR5 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, which emphasises “the need for quality in public open spaces in terms of design, robustness, accessibility, biodiversity and passive supervision/overlooking.” The proposed development would, therefore, be sub-standard in terms of layout and public open space provision, would seriously injure the amenities of future residents and would be contrary to the proper planning and sustainable development of the area

- 3 The Board was not satisfied, notwithstanding the proposed remedial works to the foul and surface water sewers in Watson Road, that the development could be adequately accommodated into the existing public foul and surface water systems, and in particular was not satisfied that the applicant had adequately demonstrated that the foul drainage system in the wider area had sufficient capacity to accommodate additional flows from the proposed development (and related proposed development under appeal register ref. PL06D246229), even after the provision of these remedial works. It is considered that the proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

**Board Member** \_\_\_\_\_

Paul Hyde

**Date:** 27<sup>th</sup> July 2016