



## Board Direction

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**Ref: 06D.246253**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup>, June 2016.

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

### REASONS AND CONSIDERATIONS

1. It is the policy of the Planning Authority as expressed under ST2 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 to actively support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high quality public transportation systems. Having regard to the distance to social and community facilities to support this residential development, to the nature of the local public road network and the distance to high quality public transport route, it is considered that future occupants of the proposed development would be primarily reliant on private car as a mode of transport. The proposed development would, therefore, contravene policy ST2, which is a core objective of the current development plan and is thus contrary to the proper planning and sustainable development of the area.

2. Development of the kind proposed would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which the constraints involved may reasonably be expected to cease.

3. per Reason No. 3 of p.a.

Board Member: \_\_\_\_\_ Date: 22<sup>nd</sup>, June 2016  
Paddy Keogh

**Note:** The Board noted the existing character of residential development in the immediate vicinity of the site which predominantly consists of houses on large sites well setback from the public road. The Board had concerns that the proposed development consisting of houses on smaller sites failed to provide for a satisfactory transition between the residential zoned lands and the immediately adjacent high amenity zoned lands as required in accordance with Development Plan policy in relation to transitional zoned lands in the Dun Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and development of the area.

*[Please issue a copy of the Board Direction with the Board Order]*