



An
Bord
Pleanála

**Board Direction
PL06D.246316.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 28th 2016.

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

REASONS AND CONSIDERATIONS

1. Having regard to the provisions of the Dún Laoghaire Rathdown County Development Plan 2016 – 2022, particularly Policy ST 25 and Specific Local Objective 130 which refers to Brennanstown Road and specifies that development along the Brennanstown Road is limited to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented, furthermore having regard to the deficiency of footpaths, cycle paths and pedestrian crossings on Brennanstown Road, it is considered that the proposed development would be premature pending the determination by the planning authority of a road layout for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of the proposed removal of the existing mature tree coverage on the subject site, by reason of the location of the proposed dwellings, would be contrary to the visual amenity of the area, would fail to pay adequate attention to the sylvan character of the area, and would seriously injure the residential amenities of properties in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 28.06.16