



The submissions on this file and the Inspector's report were considered at a Board meeting held on December 7th 2016.

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

Reasons and Considerations

1. Having regard to the level of flooding identified on the application lands in the Fortunestown Local Area Plan (Appendix 6, Flood Risk Mapping). In the absence of hydrological modelling and a detailed site-specific flood risk assessment that would clearly demonstrate that the proposed development would not itself be at risk of flooding, or that it would not give rise to an increased risk of flooding downstream the Board is not satisfied that the site is suitable for development across much of its extent. It is considered that the proposed development would, therefore, be contrary to the provisions of the "Planning System and Flood Risk Management - Guidelines for Planning Authorities" (2009) and therefore would be contrary to the proper planning and sustainable development of the area.

2. Having regard to

- the South Dublin County Development Plan 2016-2022
- the removal of hedgerows and the resultant lack of an integrated biodiversity network as identified as an Objective in the Fortunestown LAP, and
- the objectives set out in the Design Manual for Urban Roads and Streets (DMURS) and
- the detailed guidance for the site with regard to urban design as set out in the LAP,
- to the peripheral location of the main active public open space area, and
- to the unsatisfactory quantum of rear private amenity space resulting in substandard residential amenity for future occupants

The Board considered that the proposed development is contrary to the provisions of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009*, DMURS and also the South Dublin County Development Plan 2016-2022 which promote the high quality design, and location of public and private open space in addition to detailed guidance on street design, road widths, the establishment of “home zones” and a clear hierarchy of spaces. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board had serious concerns in relation to the following matters:

- a) the lack of permeability and connectivity to the northeast and east and to the public transport node of Fortunestown Luas station, the Citywest Shopping Centre and the District Park open space, particularly in the context of the scale of the proposed development and the proposed future phases
- b) the low density of the proposed development in contravention of the objectives of the LAP and Ministerial Guidelines

- c) the generic and repetitive nature of the design coupled with a poor housing mix, and overreliance on 3 and 4 bed semi-detached units and a distinct lack of an adequate range of alternate house types

However, it was considered that these constituted new issues in the context of the appeal and having regard to the substantive reasons for refusal, the Board decided not to pursue these matters further.

The Board shared the concerns of the inspector with respect to non-compliance with DMURS as expressed in the inspector's report and considered that these concerns should be taken into account in any future application for development on the site.

Please issue a copy of this direction with the Board Order.

Board Member

Paul Hyde

Date: 07.12.16