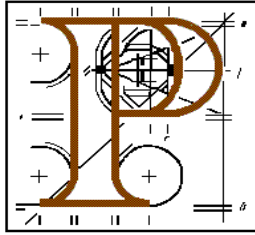


An Bord Pleanála



## Board Direction

---

**Ref: PL06D.247097**

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 15<sup>th</sup>, 2016.

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

### REASONS AND CONSIDERATIONS

Development of the kind proposed on the land would be premature by reference to the existing deficiencies in the road network serving the area of the proposed development and the period within which the constraints involved may reasonably be expected to cease, resulting in significant intensification of vehicular traffic on Glenamuck Road where deficiencies in capacity, width, alignment, and structural condition of the road prevail.

Note 1: In deciding not to attach refusal reason number 1 as recommended by the Inspector the Board considered that the proposed development would be in accordance with the 'A' zoning in the Dun Laoghaire-Rathdown County Development Plan 2016-2022 which seeks to 'protect and/or improve residential amenity' and would be broadly in accordance with the provisions of the Kiltiernan/Glenamuck Local Area Plan 2013.

Note 2: The Board noted and shared the Inspector's concerns in respect of impacts on the amenities of adjacent residents but considered that these matters could be addressed by means of more sensitive design in the locations identified by the Inspector.

Board Member: \_\_\_\_\_

Nicholas Mulcahy

Date: December 16<sup>th</sup>, 2016

*Please issue copy of direction with order.*