



Board Direction

Ref: PL06S.247331

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 23rd, 2017.

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

REASONS AND CONSIDERATIONS

1. Having regard to the policies and objectives of the South Dublin County Council Development Plan 2016 – 2022 in relation to the development of Local Centres, it is considered that the proposed development, would not provide an appropriate mix, range and type of uses to serve the requirements of the local catchment population. The proposed development, therefore, would seriously injure the residential amenities of the area and would be contrary to proper planning and sustainable development.
2. Having regard to the planning history of the site it is considered that the proposed development by reason of its standardised design approach fails to provide a satisfactory level of urban street presence which would allow for passive surveillance and enliven the streetscape at this prominent junction. Furthermore, the proposed development, by reason of its location on site at a remove from the junction of the Belgard and Cookstown Roads and with a wide expanse of visually prominent surface car parking area facing Cookstown Road and the wider public realm, represents a poor quality of urban design at this designated local centre which requires a more robust and defined built form. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspector's concerns as set out in refusal reason 2 of her report in respect of the construction of the development, and, in particular, the considerable volume of fill material likely to be required as a consequence of the demolition of onsite structures and the construction of the retail store at a higher level. The Board generally concurred with the Inspector that the construction might give rise to potential impacts on residential amenity through the generation of traffic, noise and dust but having regard to the substantive reasons for refusal set out above and the emergence of this issue during the appeal process the Board decided not to refuse permission for this reason.

Board Member: _____ Date: February 1st, 2017
Nicholas Mulcahy

Please issue copy of direction with order.