



An  
Bord  
Pleanála

**Board Direction**  
**PL 29S 247583**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 22<sup>nd</sup> 2017.

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

### **Reasons and Considerations**

1 The proposed development would constitute substandard overdevelopment of the site by reason of lack of diversity in dwelling mix providing for variation in household formation, deficiencies in quantity, layout, quality and amenity potential of public open space provision, and lack of permeability and visual connectivity within the development and, connectivity, linkage across the development and with the established neighbourhood, excessive proximity between some of the blocks resulting in reciprocal overbearing impact, poor access to sunlight and daylight at some units, especially those at lower levels with a single north facing aspect and proximity of some units to the external play areas for the crèche, As a result the proposed development would fail to satisfy the recommendations and minimum standards in "Sustainable Designs for New Apartments: Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in 2015 and the Dublin City Development Plan, 2016-2022, would set precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.

2. The proposed use of designated spaces on Greenmount Lane which has a maximum carriageway width of six metres, serves existing residential development on Greenmount Lane and Limekiln Lane and industrial development on Greenmount

Avenue as a route for traffic between Parnell Road and Harold's Cross Road as the sole a drop off and collection point for the crèche within the development would result in additional turning movements at the junctions with the Regional routes and obstruction of the safe and free flow of vehicular traffic and pedestrian circulation. As a result, the proposed development which would endanger public safety by reason of traffic hazard, in the absence of an alternate means of vehicular access to the crèche for traffic originating outside the site of the development.

3. Part of the site comes within an area subject to the zoning objective: Z6: To provide for the creation and protection of enterprise and to facilitate opportunities for employment creation according to the Dublin City Development Plan, 2016-2022. It is the policy of the planning authority that possible residential development within lands subject to the Z6 zoning objective must be subsidiary to the employment generating land use and not conflict with the primary objective providing for employment requirements of the city. It is considered that the proposed residential development would eliminate the potential for the achievement of this primary objective, would set precedent for further similarly development at other locations subject to a similar zoning objective and would therefore materially contravene this development objective and would be contrary to the proper planning and sustainable development of the area.

**Note:** The proposed development would be premature pending the availability of the Local Area Plan for Harold's Cross the completion of which, during the lifetime of the Dublin City Development Plan, 2016-2022 is a specific objective of the said plan. Furthermore the Board was not satisfied that the applicant had demonstrated sufficient flood mitigation measures in light of the sites location within Flood Zone B

**Board  
Member**

**Date:22.03.17**

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Paul Hyde