



An
Bord
Pleanála

Board Direction
PL06D.247846

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th June 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. It is considered that the additional traffic turning movements generated by the proposed development onto the heavily trafficked N11, would endanger public safety by reason traffic hazard and would have a seriously adverse impact on the carrying capacity of the National Route (N11). The proposed development would contravene Section 2.2.10.2 Policy ST26 of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, which states that it is Council policy to facilitate the protection of National Routes (i.e. the N11) and to provide, protect and maintain for the safe and efficient movement of people and goods. The proposed development would therefore set an undesirable precedent for similar type developments along the N11 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to their height, design and undue proximity to boundaries, it is considered that the proposed dwellings would cause overlooking and have an overbearing impact upon neighbouring property to the south and would

therefore seriously injure the residential amenities of property in the vicinity. Furthermore, it is considered that the proposed site layout on this constrained site would be of poor quality, and fail to provide adequate amenities for the future occupants of the proposed dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28th June, 2017

Philip Jones