



An
Bord
Pleanála

**Board Direction
PL06D.247918**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 22nd 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 the policy of the Planning Authority as expressed under ST2 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 to actively support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high quality public transportation systems. Having regard to the distance to social and community facilities to support this residential development, to the nature of the local public road network and the distance to high quality public transport routes, it is considered that future occupants of the proposed development would be primarily reliant on private car as a mode of transport. The proposed development would, therefore, contravene policy ST2, which is a core objective of the current development plan and is thus contrary to the proper planning and sustainable development of the area.

2. The majority of the subject site is located within Specific Local Objective 126 on Map 14 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 where it is an objective to refuse permission for new developments which included on-site wastewater treatments facilities within this catchment until the groundwater issues in the area are resolved or ameliorated. The proposed development is un-sewered and reliant on treatment systems. This is contrary to Specific Local Objective 126 and EI23 of the current plan. The proposed development would therefore be contrary to public health and the proper planning and sustainable development of the area.

Board Member

Date: 22.05.17

Paul Hyde