



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.248397**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 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. Having regard to the existing pattern of development on the site, including Blocks A, C, and D and their accompanying pedestrian boulevards, and by reason of the location in particular of Block 1, which would encroach upon both the existing north/south boulevard and the site of a proposed urban plaza identified in Drawing No. 10 of Appendix 15 of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, it is considered that the proposed development would compromise the legibility and associated permeability of this boulevard and negate the opportunity to have a centrally placed urban plaza as a focal point to the overall development, as envisaged in the Sandyford Urban Framework Plan. The proposed development would, therefore, be contrary to the provisions of the statutory Development Plan for the area and would be contrary to the proper planning and sustainable development of the area.
2. By reason of the monolithic nature of the design of the proposed apartment blocks, and their massing, scale and bulk, and by reason of the lack of an appropriate level of supporting community facilities and the limited range of

apartment sizes and types to be provided, it is considered that the proposed development would fail to comply with the principles and requirements set out in the “Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government in May 2009, and the accompanying Best Practice Design Manual, and would fail to provide a high quality living environment for future residents of the scheme. The proposed development would, therefore, be contrary to these Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

3. It is considered, by reason of their design, siting, location and layout, that the proposed apartment blocks would result in an undue diminution in the availability of light to the existing apartments to the north, Blocks A and D, as compared to the previously approved development on this site, and would, therefore, seriously injure the residential amenities of neighbouring property and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 27<sup>th</sup> September 2017

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Philip Jones