



An
Bord
Pleanála

**Board Direction
PL06D 248778**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18.04.2018.

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

Reasons and Considerations

Notwithstanding the residential zoning designation of the site, it is considered that the proposed residential development, which is located in close proximity to a major transport corridor, being within a 1.5 km walk of Dundrum Luas Stop and Dundrum Town Centre itself, is at a density which represents an unsustainable use of urban land with considerable scope for increased density on site in particular along the road frontage. The proposal would be contrary to the policy set down under Objective RES3 of the Dunlaoghaire Rathdown Development Plan 2016-2022 and the density requirements in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, 2009. The proposed development would therefore be contrary the policy objectives of the development plan and national policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board considered that the inclusion of the existing house on the site within a proposed development would allow for more flexibility in terms of open space and parking layout, improving the overall amenity of the scheme and reducing car dominance in the layout.

Please issue Board Direction with Order.

Board Member

Date: 23.04.2018

Terry Prendergast