



An
Bord
Pleanála

Board Direction
PL06D.248803

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 15th 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 location of the proposed entrance directly off a busy arterial route, Leopardstown Road, and in close proximity to an existing road junction with Torquay Wood/Westminster Lawns, it is considered that the additional traffic turning movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to provide a sufficient level of public amenity space on site in accordance with the minimum development control standards set down under Sections 8.2.8.2 and 8.2.8.4 of the Dun Laoghaire Rathdown County Development Plan 2016-2022. The proposal would constitute a substandard development and would seriously injure the residential amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to its siting, design and layout and proximity to adjoining properties and the lack of sufficient regard had to the site's context the Board is not satisfied that the proposed development provides an appropriate design solution or sufficient density at this location and considers that it would, in its present form seriously injure the residential amenities of adjoining properties and the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15.11.17

Paul Hyde