



An
Bord
Pleanála

Board Direction
PL06D.249042

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th April, 2018.

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

Reasons and Considerations

1. 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 1.2 km walk of the Sandyford Luas Stop and 700m of from the N11 QBC, is at a density which represents an unsustainable use of urban land (with considerable scope for increased density on site) and would, therefore, be contrary to Development Plan policy set down under Objective RES3 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.

2. The entrance arrangements as proposed fail to address existing issues regarding the layout of the junction of the entrance to the appeal site and the existing service road for Fey Yerra, to a degree that there is potential for conflicting traffic movements due to the deficiencies in the visibility at the entrance to the appeal site and the fact that the proposal entails an intensification of traffic levels. The proposed

development would, therefore, endanger public safety by reason traffic hazard, interfere with the safety and free flow of traffic at this location, and be contrary to the proper planning and sustainable development of the area.

3. PA Reason 2.

Board Member

Date: 13th April, 2018.

Terry O'Niadh

Note

The Board did not agree with the Inspector that the level of tree removal proposed by the applicant was acceptable and necessary for the meaningful redevelopment of the site. In this regard, a higher density of development, using apartments rather than conventional houses and taking access via Fey Yerra might allow for retention of more trees.