



An
Bord
Pleanála

Board Direction
PL06D.249147

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 9th 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. As PA reason no. 1
2. As PA reason no. 2
3. Under Policy OSR7 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 it is the policy of the planning authority to ensure that tree cover in the county is managed and developed. The site is subject to an objective identified on Map 7 of the development plan to protect and preserve trees and woodlands. Having regard to the layout of the proposed development including the proximity of houses to the northern site boundary, it is considered that the proposed development would militate against the protection of trees on the site and therefore contravenes the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. Having regard to the proposals for surface water disposal and the constraints in the drainage network in the area, and in the absence of definitive proposals for

surface water attenuation and a site specific flood risk assessment, the Board is not satisfied that the proposed development would not give rise to flooding of adjacent lands.

Note: In including reason number 1, which is the same as the first refusal reason of the Planning Authority, the Board had regard to material changes in national policy since its previous decision in 2013 for residential development of four houses on this site, and in particular the need to provide for increased residential densities generally and the need to provide for a range of house types and sizes to cater for a changing population profile. The Board considered that the proposed development fails to respond to this changed policy context.

[Please issue a copy of this Direction to the parties and observers with the Board Order.]

Board Member

Date: 9th February 2018

Philip Jones