



An  
Bord  
Pleanála

**Board Direction**  
**BD-000669-18**  
**ABP-300344-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2018. The Board also considered Files Numbered ABP-300343-17, ABP-300342-17 and ABP-300341-17 at the same meeting.

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 site location on zoned and serviceable lands identified in the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022 and the Kiltiernan / Glenamuck Local Area Plan, 2013, in addition to the proximity and availability of local services and public transport nodes, it is considered that the proposed development does not provide for a sufficiently high density of development as to ensure an acceptable efficiency in land usage. Notwithstanding the existing on-site constraints, including the overhead power lines, it is considered that the proposed development would represent an inefficient and unsustainable use of serviced, zoned land which would be contrary to Policy RES3 of the Development Plan in addition to the provisions of the Kiltiernan / Glenamuck Local Area Plan, 2013 and the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2009' issued by the Department of the Environment, Heritage and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13/07/2018

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Terry Ó Niadh