



An  
Bord  
Pleanála

**Board Direction**  
**BD-000435-18**  
**ABP-300676-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2018.

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

### **Reasons and Considerations**

Having regard to the proposed density of the development, at 12 dwelling units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the urban infill location of the site and to established social and community services in the immediate vicinity. It is considered that such a low density would be contrary to Policy RES 'Residential Density' in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and contrary to the guidance set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, issued by the Department of the Environment, Heritage and Local Government in May, 2009, issued to planning authorities under Section 28 of the Planning and Development Act. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 08/06/2018

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Terry Prendergast