



An
Bord
Pleanála

Board Direction
BD-000538-18
ABP-300684-18

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 permission for the following reasons and considerations.

Reasons and Considerations

Having regard to this application, which is described as a modification of a previously granted planning permission, Reg. Ref. PL06D.242786, to the proposed density of 25 dwellings per hectare, to the urban nature and proximity of the site to the amenities and public transportation services such as Luas and Dublin Bus, it is considered that such low density would be contrary to 'Policy RES3' of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and conflict with the '*Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*' (as issued by the Department of Environment, Heritage & Local Government 2009). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the planning history of the subject site and the adjoining site, the subject of appeal number PL06D.249113. The Board considered that the uncoordinated approach to development of these two neighbouring sites was inappropriate and prevented a holistic assessment. Furthermore, the Board considered that any application for development on the overall holding should not be

expressed as a modification of a previous planning permission but rather seek to carry out the actual development which is proposed.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had concerns relating to the the low density proposed as well as the uncoordinated approach to development of these two neighbouring sites.

Please circulate copy of direction with Order

Board Member

Date: 19/06/2018

Eugene Nixon