



An  
Bord  
Pleanála

**Board Direction**  
**BD-002256-19**  
**ABP-302572-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2019.

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 design and layout of the development, it has not been demonstrated that the proposed development will facilitate the orderly development of adjoining properties/landholdings and has not been planned in the context of a coherent overall outline Masterplan for the subject lands. It is considered that the proposed development would be contrary to the provisions of the Kiltiernan/Glenamuck Local Area Plan 2013. The proposed development would lead to piecemeal haphazard development, would set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.
2. The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design and layout of new housing. Having regard to the proposed site layout, and in particular the uniformity and design of the proposed duplex blocks, the proposed development would thereby constitute a substandard form of development and, therefore, conflict with provisions of the said guidelines

and Policy UD1 of the Dun Laoghaire Rathdown County Development Plan 2016-2022. The development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/01/2019

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Michelle Fagan