



An
Bord
Pleanála

Board Direction
BD-003054-19
ABP-303513-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2019.

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, scale and layout of the public and private amenity spaces serving the development, in particular the lack of adequate private amenity space to serve the apartment units in Block A, the poor amenity of the private space to serve the apartment units in Block B and the general deficiency in provision of public open space and poor layout of the area at the north east corner of the site, it is considered that the proposed development would be contrary to Housing Policy 12 (Public Open Space), Housing Policy 13 (Private and Semi Private Open Space) and Housing Policy 15 (Privacy and Security) of the South Dublin County Development Plan, 2016-2022. The proposed development would therefore result in a sub standard form of residential development for future occupants of the development, would seriously injure the amenities of existing adjoining residential properties and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale, design and layout of the proposed development, in particular the use of staircase and deck access arrangements to access upper floor duplex units and the proximity of the blocks to site boundaries, it is considered that the proposed development would have a significant negative impact on the residential amenities of surrounding properties by virtue of overlooking, overbearing visual impact and loss of privacy. The proposed development would therefore seriously injure the amenities and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/05/2019

Paul Hyde