



An
Bord
Pleanála

Board Direction
BD-004250-19
ABP-304193-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2019.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is a policy of the Council LHB25 Rivers and Waterways, as set out within the Dun Laoghaire Rathdown County Development Plan 2016-2022, to maintain and protect the natural character and ecological value of river and stream corridors within the County and where possible to enhance existing channels and to encourage diversity of habitat. Having regard to the layout and design of the proposed development the Board is not satisfied that the proposed development responds appropriately to the unique characteristics of the site and that the proposal would not have a negative impact on the riparian corridor of the River Slang. The proposed development would therefore be contrary to the provisions of the Development Plan 2016-2022 as varied and would be contrary to the proper planning and sustainable development of the area.

Note 1: Having regard to the overall conditions of the site access including the deficiency of provision for pedestrians and other vulnerable road users, it is considered that in the absence of adequate provision for road upgrading in

the area, the proposed development which would result in an intensification of pedestrian movements would endanger public safety by reason of traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note 2: Having regard to the design of the proposed development, particularly the design of the first floor windows that front onto Millmount Grove, the Board considered that the proposed development would give rise to undue overlooking and loss of privacy, and in the absence of further mitigatory measures would seriously injure the residential amenities of properties in the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Copy of direction to issue with the Board Order.

Board Member

Date: 11/10/2019

Maria FitzGerald