



An
Bord
Pleanála

Board Direction
BD-003918-19
ABP-304356-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2019.

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

Reasons and Considerations

The proposed development is located on a site of some 0.9 hectares, which is zoned for residential use and is proximate to a high frequency public transport service, via Dalkey DART station. In addition, although within the curtilage of a protected structure, the site is positioned to the north of a natural division line within the overall garden area of the protected structure and provides a potential separate site for the purposes of residential development. Having regard to the provisions of, the National Planning Framework (2018) specifically National Policy Objective 35, of the Ministerial Guidelines, "Urban Development and Building Heights" (2018), specifically SPPR1 and of the Ministerial Guidelines "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" (2009) specifically Section 5.8, it is considered that the proposal would fail to achieve a satisfactory density of residential development and would, therefore, be contrary to these Ministerial Guidelines and to over-arching national policy. Furthermore, having regard to the provisions of the Dun-Laoghaire-Rathdown County Development Plan 2016-2022, specifically Policy RES3 which refers to residential densities, it is considered that the proposed development of a single house at this location, would fail to comply with the provisions of Policy RES3. The proposed development would

represent an inefficient and unsustainable use of serviced, zoned land and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/08/2019

Chris McGarry