



An  
Bord  
Pleanála

**Board Direction**  
**BD-005063-20**  
**ABP-305262-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the extent of the overall lands located to the rear of the existing dwellings in the area which this site forms a part of, it is considered that the proposed development would constitute piecemeal development which would mitigate against the comprehensive and orderly development of this backland area contrary to Section 8.2.3.4 Additional Accommodation in Existing Built-up Area part (vi) Backland Development, of the Dun Laoghaire Rathdown County Development Plan 2016-2022. As such, the proposed development would not constitute an appropriate design response to the development of this serviced and valuable land resource in close proximity to public transport. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would not give rise to piecemeal development, notwithstanding the submission by the applicant of a potential masterplan proposal to unlock the lands to the rear of site fronting Greenfield Road.

**Board Member**

**Date:** 03/02/2020

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Terry Prendergast