



An
Bord
Pleanála

Board Direction
BD-004964-20
ABP-305485-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

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. Having regard to the quantum of development proposed, providing a total of two units within a site area of 0.47 hectares, the Board considered that the resultant residential density and mix of house types failed to comply the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, May 2009) and the provisions of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. 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 refuse permission for reasons of prematurity pending the determination of the road layout for the area and the detailed design for the proposed Bus Priority Scheme, the Board had regard to the recently granted residential developments (Board References ABP 301334-18 and ABP-301148) along Church Road and considered that the design of the proposed development

which is set back from the road edge would not compromise the bus or road objectives on Church Road.

Board Member

Date: 20/01/2020

Maria FitzGerald