



An
Bord
Pleanála

Board Direction
BD-005637-20
ABP-306471-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2020.

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 existing deficiency in the provision of adequate wastewater infrastructure serving the subject site and the lack of certainty in relation to the wastewater network capacity to accommodate the proposed development without increasing the risk of flooding, it is considered that the proposed development would be premature by reference to the existing deficiencies in the provision of wastewater facilities and the period within which this constraint may reasonably be expected to cease. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. The "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as connections and inclusivity. At the neighbourhood level it is considered that the proposed development has failed to successfully address the criteria of connections and inclusivity. The arrangement of

apartment blocks and the position of blocks E and K, in particular, decreases the availability of attractive routes in and out of the development for pedestrians and cyclists. The main central area described as public open space is not readily accessible with blocks E and K presenting an unnecessary physical and visual barrier to the space, which is considered would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the Urban Design Manual – a Best Practice Guide and to Policy UD 1 – Urban Design Principles of the Dun Laoghaire Rathdown County Development Plan 2016-2022.

The positioning of apartment blocks also results in sub-optimal separation distances between some blocks and fails to ensure high quality living environments for some apartment units that rely on single aspect and, as such, would be contrary to the “Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities”, 2018 with regard to living spaces that should provide for direct sunlight for some part of the day has not been met satisfactorily.

The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/04/2020

Terry Prendergast