



An
Bord
Pleanála

Board Direction
BD-006419-20
ABP-306617-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2020.

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

Having regard to the provisions of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)" issued by the Department of the Environment, Heritage and Local Government in May 2009 and the "Urban Development and Building Heights, Guidelines for Planning Authorities" issued by the Department of Housing, Planning and Local Government in December 2018 in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage, given the site location on zoned land and in an area that has been earmarked for residential development in both the South Dublin County Council Development Plan, 2016-2022 and the Ballycullen – Oldcourt Local Area Plan, 2014 and noting that the density of the proposed development is at the lower end of the density range as set out within the stated Local Area Plan.

It is considered that the density proposed would be contrary to the 2009 Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare

should generally be discouraged in the interests of land efficiency and contrary also to the 2018 Ministerial Guidelines which affirm under Specific Planning Policy Requirement 4, that the minimum densities for greenfield or edge of city locations set out in the 2009 Ministerial Guidelines must be secured. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: the Board noted the second reason for refusal recommended by the Inspector, based on phasing and the delivery of infrastructure and services, by reference to the Ballycullen-Oldcourt Local Area Plan 2014. Having considered the totality of submissions on the file and having regard to the content of the Local Area Plan and to recent planning history within the LAP area, the Board concluded that planning permission for a residential development on the subject lands with an attached condition relating to phasing of infrastructure and services, could be warranted, subject to resolution of the issue of density.

Board Member

Date: 08/09/2020

Chris McGarry