



An
Bord
Pleanála

Board Direction
BD-006633-20
ABP-306966-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2020.

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 provisions of sections 7 (Layout) and 8 (Public Realm) of the Urban Design Manual Companion Document of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, and the provisions of sections 3.40, 3.41 (Security Considerations), 4.10, 4.11 and 4.12 (Communal Amenity Space) of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018; the layout of the proposed development is considered substandard in its provision of quality public open space and quality communal amenity space. The development as proposed would therefore seriously injure the amenities of future occupants of the development, would be contrary to the above named guidelines and as such would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the three storey duplex/apartment block, 2.5m to the southern boundary it is considered that the proposed development would lead to significant overlooking of lands to the south that could negatively impact upon the development potential of these residentially zoned lands. The proposed development would therefore be

contrary to the RES zoning objective *to protect and/or improve residential amenity* as set out in the South Dublin County Council Development Plan 2016-2022. As such the proposed development would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the siting and orientation of Units 3 and 4 and the scale and proximity of these units relative to the existing dwelling 'Coolamber', it is considered that the proposed development would have a negative impact on the residential amenity of 'Coolamber' by virtue of overlooking, overbearing, visual impact and visual intrusion. The proposed development would therefore seriously injure the residential amenity of 'Coolamber' and, would be contrary to the residential zoning objective of the site and the protection of residential amenity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/10/2020

Michelle Fagan