



An
Bord
Pleanála

Board Direction
BD-009725-22
ABP-308191-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is located within a designated Mixed Inner Core (MIC) where it is an objective (MC4) to limit the number of additional residential units. Having regard to the policies and objectives in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Sandyford Urban Framework Plan 2016-2022 as contained in Appendix 15 and to the provisions for a predominance of employment uses in the site and environs, it is considered that the proposal for additional housing at this location would constitute an unacceptable quantum of residential development at this location, would contravene materially objective MC4 and would directly conflict with the provisions of the Sandyford Urban Framework Plan for balanced land use and a plan-led approach to sustainable development.
2. The proposed development, by reason of the proximity and relationship between the proposed development and residential units to the east, and the quality of the proposed street level residential units at this location, would not provide a satisfactory living environment for future and existing residents of the neighbouring block. The proposed development would seriously injure the

residential amenities of the area by reason of overshadowing and loss of light, loss of privacy and undue disturbance and would therefore be contrary to the guidance in respect of quality housing and protection of amenities as provided for in Sustainable Urban Housing: Design Standards for New Apartments (2018 and 2020) and Sustainable Residential Development Areas – Guidelines for Planning Authorities (2009). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald

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Date: 07/01/2022