

An
Bord
Pleanála

Board Direction
BD-009997-22
ABP-308834-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2022.

The Board decided to refuse permission for the following reasons and considerations.


Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016 – 2021, the Ministerial Guidelines, '*Sustainable Residential Development In Urban Areas, Guidelines for Planning Authorities*' published by the Department of the Environment, Heritage and Local Government, in May 2009, the location of the proposed development on serviced and zoned lands within Sandymount, which has proximity to both public transport, the city centre and places of employment, and where the minimum net density of 50 units is indicated and where maximum parking standards of 1 space per unit are recommended, it is considered, notwithstanding the size and disposition of the site, that the current proposed development would provide an insufficient density of development at this location, which would constitute underutilisation of this residential zoned site, would be contrary to the relevant provisions of the Dublin City Development Plan 2016 – 2021 and would be contrary to the Ministerial Guidelines. 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 grant permission, the Board noted and agreed with the commentary of the Inspector that the density of the

proposed development was low and materially below the minimum recommended density. However, the Board did not share the view of the Inspector that given the backland infill nature of the site and the prevailing density and character of the area, that the lower density could be considered in this instance, as in the opinion of the Board this would not reflect the relevant provisions of the Ministerial Guidelines or the statutory development plan for the area, and that a more appropriate density of development could be accommodated, while ensuring reasonable protection of existing amenity in the environs, through high quality design and layout, and concluded that such a low density would constitute underutilisation of this residentially zoned site.

Board Member



Michelle Fagan

Date: 09/03/2022