

An
Bord
Pleanála

Board Direction
BD-009364-21
ABP-310882-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2021.

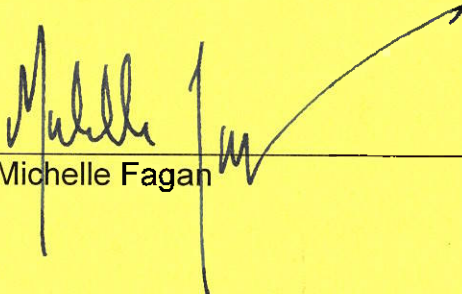
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design and layout of the development and the proposed treatment of the public and communal spaces within the scheme, is considered that the proposed development will have an overbearing impact on adjacent residential properties at Wyattville Park, fails to integrate successfully with the public realm at Wyattville Park and St. Laurence College and does not make a positive contribution to the character and identity of the area. The development would therefore seriously injure the amenities of residential properties at Wyattville Park and is considered to contravene Policy UD1 of the Dun Laoghaire Rathdown County Development Plan 2016-2022, which seeks to ensure that all development is of high quality design that assists in promoting a 'sense of place'. The development would also fail to respond satisfactorily to the provisions of 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, in particular Criteria nos. 1 Context, 6 Distinctiveness, 7 Layout, 8 Public Realm and 12 Detailed Design. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to meet the criteria set out in 3.2 of SPPR3 as set out within Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018, in that at both town and streetscape level, the proposed development fails to successfully integrate into the existing character of the area, given the overbearing relationship with adjacent residential properties at Wyattville Park and the poor quality of public realm at the north eastern end of the site, where the development interacts with Wyattville Park and St. Laurence College. The proposed development, therefore, would result in a visually dominant and overbearing form of development when viewed from the public realm and does not provide the optimal design solution for the site. The proposal would, therefore, be contrary to the Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018, and would be, therefore, be contrary to the proper planning and sustainable development of the area

Board Member



Michelle Fagan

Date: 04/11/2021