



An
Bord
Pleanála

Board Direction
BD-012060-23
ABP-311099-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/04/2023.

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 section of The Metals/Atmospheric Road over which the proposed development is to be accessed comprises an important local pedestrian/cycle route. This laneway lacks sufficient capacity to safely accommodate the additional vehicular movements which the proposed development will generate along with existing and future cyclist/pedestrian movements anticipated on this important local pedestrian/cycle route. It is considered that the proposal would constitute over development of the site, result in an unsuitable level of intensification of use of the subject site and would endanger public safety by reason of traffic hazard. This traffic safety issue will be further exacerbated by the overspill onto the adjacent public walk/cycle way and road network resulting from the low level of car parking provision on site. Further to this, the scale of the proposed development to be inconsistent with Specific Local Objective 27 and Policy Objective HER28 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, which both encourage The Metals use as a walking and cycling route between Dún Laoghaire and Dalkey.

The Board also considered the revised proposal dated the 11th of August 2021 and submitted to the Board for consideration and decided to refuse permission, generally in accordance with the Inspector's recommendation, for the same reasons.

2. Having regard to the height, scale, mass and design involved in the proposed development of the 21st of May 2021, it is considered that that proposed development would have a negative impact on the residential amenities of the properties to the immediate north and east of the site, by way of overbearing and overlooking. Therefore, that proposed development is considered to be contrary to the Policy Objective PHP20, set out in Section 4.3.1.3 of the Dun Laoghaire Rathdown County Development Plan 2022-2028.

Board Member



Date: 28/04/2023

Peter Mullan