

An
Bord
Pleanála

Board Direction
BD-011222-22
ABP-312284-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2022.

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

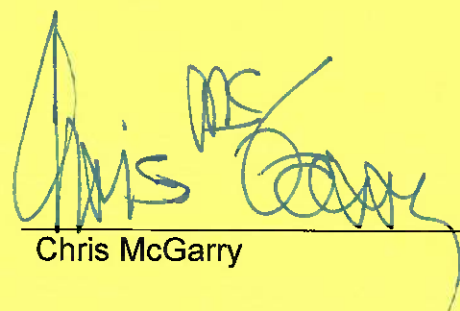
Reasons and Considerations

1. Having regard to the disposition of the proposed apartment blocks, with limited separation from the western and southern site boundaries, it is considered that the proposed development would result in a substandard form of open space and landscaping within the overall scheme, with poor opportunity to provide a sufficient scale of landscaping along the southern site boundary, a poor allocation of usable open space for residents within the overall site and with consequent tree loss which would be contrary to the objective as set out in the current Dun-Laoghaire Rathdown County Development Plan, to protect and preserve trees and woodlands. In this regard it is considered that the proposed development would provide an inadequate design response to the subject site which would result in a fragmented form of communal amenity space which includes a considerable amount of movement routes within the allocated space and which would be poor in usage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design and layout of the proposed development, including the siting, height and massing of the proposed blocks, the limited separation

distances provided to front/side boundaries and between blocks and the extent of tree retention/loss involved in the proposed development, it is considered that the proposed development would have a negative impact on the residential amenities of the properties to the immediate north and south of the site, by way of overbearing and potential overlooking. The proposed development would be seriously injurious to the amenity of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board considered that the glazing treatment utilised proximate to the northern and southern boundaries and the recessed positioning of Apartments A01, A02 and A03 relative to the covered vehicular/bicycle ramp, in addition to the design/location of balconies and positioning of windows giving rise to potential overlooking between apartments and the overshadowed serving the development might create a substandard form of residential amenity for future occupants within these units. The Board considered that this issue would ordinarily warrant further detail/information/revision of floorplans and layout. However, having regard to the substantive reasons for refusal set out above, it was decided not to pursue this matter within the context of the current appeal.

Board Member



Chris McGarry

Date: 02/09/2022