

An  
Bord  
Pleanála

**Board Direction**  
**BD-010556-22**  
**ABP-312321-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2022.

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

#### **Reasons and Considerations**

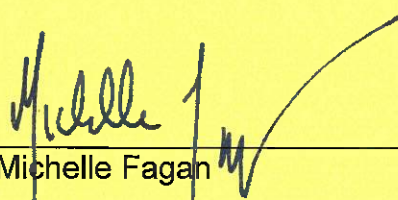
1. Having regard to the relevant provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, the zoning objective 'NC' - *'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'* and where Residential - Build to Rent is open for consideration subject to retaining an appropriate mix of uses, and 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, and the design and layout of the proposed development, it is considered that, the proposed development by reason of the lack of active frontages at ground floor level, the poor quality of the interaction with the public realm at Glenageary Avenue, the compromised nature of the façades facing the Glenageary Roundabout, and a failure to make a satisfactory contribution to improved linkages between the established neighbourhood centre, 'NC' zoned lands to the north and east of the site, the Lidl supermarket and the adjacent residential areas to the south and west, the proposed development would be contrary to the 'NC' zoning objective for the site, and to Criteria nos. 1 Context, 6 Distinctiveness, 7 Layout, 8 Public Realm, and 12 Detailed Design of the *"Urban Design Manual – a Best Practice Guide"*. 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 SPPR 3 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 Glenageary Avenue, and the poor quality of public realm at Glenageary Avenue and facing the Glenageary Roundabout, in addition to the poor quality of apartment units in Block B2 close to the basement car park access and of units in Blocks B1 and A2 that immediately adjoin the Lidl car park. 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:** 25/04/2022

**Note:** The Board noted the coming into effect of the Dun Laoghaire Rathdown County Development Plan 2022-2028 and had regard to the relevant provisions of that Plan.