

An
Bord
Pleanála

Board Direction
BD-010939-22
ABP-313059-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2022.

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

Reasons and Considerations

The Board Considers that:

1. The "Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, recommends a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. Notwithstanding the 'RES' - residential zoning objective that applies to this site, as set out in the South Dublin County Development Plan 2016 - 2022, it is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development and not in line with the orderly expansion of the settlement. Having regard to the scale and density proposed, the lack of suitable pedestrian linkage, the excessive walking distance to services such as retail, schools, social/ community services, and the absence of public transport serving the site, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the Guidelines and to the proper planning and sustainable development of the area.

2. The site is located in an area zoned objective RES – zoned for residential use in the current South Dublin County Development Plan 2016 - 2022. The proposed development provides for a density of 41 units per hectare which is contrary to Policy H3 SLO 1 which limits density to 12 units per hectare. Considering the location of the subject site, the limited availability of services and the established character of the area, it is considered that this policy objective as applied to these lands is reasonable at this time. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3.

(a) The development would be premature by reference to the prospective deficiency in the road network serving the area of the proposed development, which would arise because of the increases in road traffic likely to result from the development and the weight limitation on the use of Whitechurch road by public transport vehicles,

(b) the proposed development would endanger public safety by reason of traffic hazard arising from the increase in vehicular traffic using Whitechurch Road, the proposed upgrades to which do not sufficiently correct the alignment or capacity of the road nor the provision of safe space for vulnerable road users.

(c) The local road network cannot currently provide for suitable pedestrian and cyclist facilities to serve the increased demand generated by the proposed development. There is no public transport serving the site and the nearest bus routes, which are low frequency, are over 1.2 km away, to the north of the site. Future residents would be required to walk/ cycle along the substandard road network, which would lead to conflict between road users, that is, vehicular traffic, pedestrians, and cyclists. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

(d) The applicant has contravened condition no. 3 of the letter of consent from Dun Laoghaire-Rathdown County Council in relation to tree removal on College Road and has, therefore, no prospect of being able to carry out the proposed development and does not have sufficient legal basis for submitting the planning application

4. Having regard to the following;

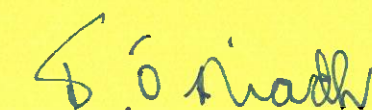
- The location of the proposed development on the southern side of Whitechurch, but remote from the established urban area,
- The proposed development area consists of two separate sites that are only connected by the public road and a relatively narrow footpath located on the western side of the Whitechurch Road,
- The separated nature of the site layout results in a need for duplication through the proposed internal road layout and the need for two separate access points to the Whitechurch Road,
- All proposed retail/childcare services are provided to the southern section of the site, and this is likely to result in increased car traffic as the northern section is lacking in retail provision and childcare,
- The poor disposition and quantity of public and private/ communal open space through location and lack of passive surveillance,
- The proposed development is located to the south of the Whitechurch Road in an area that is rural in character and the piecemeal nature of the development would have a negative impact on the established character of the area,
- The proposed Block A/B which addresses the Whitechurch Road is considered to be unacceptable in terms of façade treatment and design and would provide for a poor entrance/ streetscape to the southern portion of the development,

It is therefore considered that the proposed development would constitute a substandard form of development which would seriously injure the amenities of the area, would provide for poor residential amenity, and would be contrary to the proper planning and sustainable development of the area.

5. The proposed development would, due to the lack of a natural SUDs strategy and the provision of underground attenuation tanks under the public open spaces, restrict the potential for landscaping in public open spaces and would be contrary to Policies IE2, in IE2 objective 5 and Policy GI5 of the South Dublin County Council Development Plan 2016-2022 and would undermine water quality and the efficient provision of surface water drainage services in the County.

6. The proposed removal of boundary trees and vegetation on the northern site is not in keeping with Policies G11, G12 and G15 of the South County Council Development Plan 2016-2022.

Board Member



Terry Ó Niadh

Date: 29/06/2022