

An
Bord
Pleanála

Board Direction
BD-011039-22
ABP-313129-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2022.

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

Reasons and Considerations

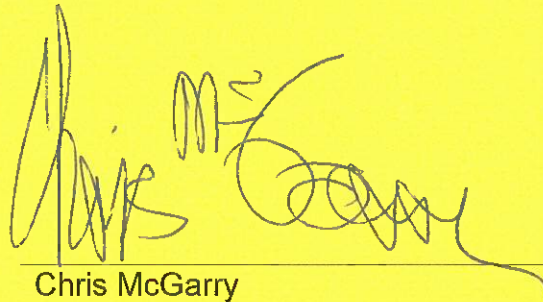
1. Having regard to the relevant provisions of the South Dublin County Development Plan 2016-2022, the zoning objective REGEN and where residential development is open for consideration subject to retaining an appropriate mix of uses, and the provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, to accompany the Sustainable Urban Housing; Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020, and the design and layout of the proposed development, it is considered that the proposed development by reason of a lack of active frontages to Greenhills Road and the car dominated environment at this part of the development, the poor quality of the public realm at Greenhills Road, the potential conflict with the proposed Bus Connects Core Bus Corridor 9 Tallaght / Clondalkin to City Centre including a potential traffic hazard at the junction between the proposed Calmount Link Road and Greenhills Road and the potential traffic hazard adjacent to the childcare

facility at the southern side of the development, it is considered that the proposed development in its current form would be contrary to the REGEN zoning objective for the site. Furthermore the proposed development would contravene development plan Policy H7 Urban Design in Residential Developments, which seeks to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets, and would contravene development plan Policy H11 Residential Design and Layout, to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development. The development would also be contrary 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 no. 1 Context, 6 Distinctiveness, 7 Layout, 8 Public Realm and 12 Detailed Design. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would materially contravene the relevant policies and objectives of the South Dublin County Development Plan 2016-2022 in respect of building height. Having regard to the design and layout of the proposed development along and adjoining the site boundary with Greenhills Road, it is considered that the proposed development fails to meet the criteria set out in 3.2 of the 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 development does not make a satisfactory contribution to the public realm at Greenhills Road, and given the potential conflict with the layout of the proposed Bus Connects Core Bus Corridor 9 Tallaght / Clondalkin to City Centre. In this regard, the provisions of SPPR3 of these Guidelines do not apply and the proposed development 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.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 26/07/2022

