



An
Bord
Pleanála

Board Direction
BD-017406-24
ABP-313209-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed density of the scheme is excessive in the context of adjoining development, and by reason of the constraints of the site would result in overdevelopment of the site. The proposed density of the proposed development would materially contravene the stated density objectives for the site within the Sandyford Urban Framework Plan appended to the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agree with the Inspector that the proposed development would materially contravene the stated building height and development density objectives for the site within the Sandyford Urban Framework Plan appended to the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The Board did not agree with the Inspectors proposal that a material contravention of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would be justified under section 37(2) of the Planning and Development Act 2000, as amended. The overall proposed residential density of the development would exceed the policy and objective of *Table 3.1* -

Areas and Density Ranges Dublin and Cork City and Suburbs of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in 2024 that residential densities in the range 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin (including Dun Laoghaire-Rathdown) and Cork.

The Board noted the suggestion of the Planning Authority to omit the six intermediary levels in the block if the Board was minded to grant permission for the development, however, the Board shared the concerns of the Inspector that this would require a complete redesign of the scheme with substantive material implications from a visual amenity perspective and shared the view of the Inspector that this course of action would not be a practical means of reducing the density the by reducing the development to a building height to five storeys.

Board Member



Peter Mullan

Date: 05/09/2024