

An  
Bord  
Pleanála

**Board Direction**  
**BD-017427-24**  
**ABP-313281-22**

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

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 design and layout of the proposed development, including the overbearing height, scale and appearance of the proposed apartment blocks, the substandard separation distance between several apartment blocks resulting in excessive direct overlooking between apartments and loss of privacy for future residents, the lack of proposed access arrangements and design integration proposals for the proposed development with a future primary destination in the form of an operational Brennanstown Luas stop proximate, it is considered that the proposed development would be contrary the '*Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities*' (2024) including policy and objective 4.1 supporting an integrated approach to quality urban design and placemaking, would also fail to implement the building height to street width provisions, as well as the safe segregation and management of traffic, as required in the '*Design Manual for Urban Roads and Streets*' (2013), and would not be in accordance with Policy Objective PHP 35 (Healthy Placemaking) as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028. Furthermore, in failing to satisfactorily preserve and protect trees identified for preservation and protection centrally within the site, the proposed development would fail to comply with the provisions set out under section 12.8.11 of the Dun Laoghaire-Rathdown County

2022-2028, requiring new developments to incorporate, as far as practicable, the amenities offered by existing trees and hedgerows identified for preservation and protection. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the increased traffic movements arising from the proposed development along Brennanstown Road, including substandard stretches of this road east of the application site, deficient in pedestrian paths and providing access from the application site to the nearest and most convenient local neighbourhood centre and other services at Cabinteely village, and in conjunction with the capacity constraints identified to arise at the Brennanstown Road/Glenamuck Road/Claremont Road/Brighton Road junction, the proposed development would endanger public safety along Brennanstown Road and would materially contravene specific local objective SLO 73 of the Dun Laoghaire-Rathdown County 2022-2028, which aims to improve safety along Brennanstown Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stewart Logan

**Date:** 11/09/2024