

An  
Bord  
Pleanála

**Board Direction**  
**BD-017328-24**  
**ABP-313338-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2024.

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

**Reasons and Considerations**

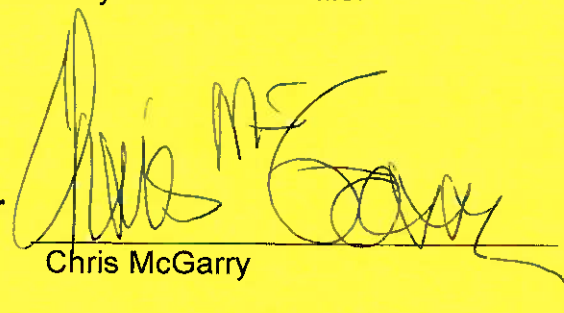
1. The proposed development would constitute an excessive residential density for the subject site (363 units per hectare), which would not be in accordance with the density provisions supported in policy and objective 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in 2024 and would materially contravene the density provisions for this area set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028 (Appendix 16: Sandyford Urban Framework Plan). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, layout and height of the proposed development, including the street along the eastern boundary of the site featuring limited active frontage and restricted overlooking, the fronting of this street with undercroft parking and also the quality of the east-west route along the site's southern boundary, it is considered that the proposed development would not feature an appropriately responsive built form and would constitute a sub-standard urban design solution that fails to enclose or otherwise animate the

street effectively or provide sufficient passive surveillance, having regard to Policy Objective PHP 35 (Healthy Placemaking), as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

A full assessment of the development having regard to the relevant substantive issues set out in the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities', issued by the Department of Housing, Local Government and Heritage, January 2024 (the 2024 Guidelines), has been completed by the inspector and the Board. The Board also noted that the assessment of the issues such as density by the planning authority in its report to the Board and by the Inspector, and the articulation of these issues within all submissions received from parties and observers, have already captured effectively the envelope of content as set out in the 2024 Guidelines. In this regard it is noted specifically that while the 2024 Guidelines might facilitate a density range on site which would exceed that of the current Development Plan, the proposed development would significantly exceed the extent of this range. Residential density was clearly articulated and fully engaged with already in the full file documentation, including submissions, and the determination of the Board to refuse permission for the development (inclusive of conditions) has had full regard to this documentation. In this regard the 2024 Guidelines do not change the premise of the submissions and assessment already contained on file.

**Board Member**



Chris McGarry

**Date:** 28/08/2024