

An
Bord
Pleanála

Board Direction
BD-018495-24
ABP-313341-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2024.

The Board decided by a majority of 3:2 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

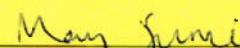
Reasons and Considerations

1. Having regard to the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the zoning objective of the site 'A' to provide residential development and improve residential amenity while protecting the existing residential amenities, to Policy Objective PHP20 to ensure the residential amenity of existing homes in the built up area is protected where they are adjacent to proposed higher density and greater height infill developments, to Policy Objective PHP35 to ensure that all development is of high-quality design with a focus on healthy place making through inter alia, the need for proper consideration of context, layout and public realm, and to the performance based criteria set out in Table 5.1 Criteria for Assessing Proposals for Increased Height in Appendix 5, it is considered that the proposed development, by reason of its height at six to seven stories relative to surrounding buildings in the suburban residential neighbourhood would be excessive, and by reason of its horizontal and vertical bulk would represent an inadequate, visually incongruous and overbearing design response in a sensitive infill site that would not protect the established residential amenity of neighbouring properties and would not successfully integrate into the character and public realm of the area. As such it is considered that the proposed development would constitute overdevelopment of the site and would be contrary to Policy Objectives PHP20 and PHP35, and the

Building Height Strategy set on in Table 5.1 of Annex 5 of the development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy Objective PHP27 Housing Mix and Section 12.3.3.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 it is considered that the unit mix in the proposed development fails to comply with Table 12.1 Apartment Mix Requirements of the plan which requires that a minimum of 20% of 3-bed units be provided in this instance and that the proposed development therefore materially contravenes the Dún Laoghaire-Rathdown County Development Plan 2022-2028 regarding unit mix. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Gurrie

Date: 20/12/2024