



An
Bord
Pleanála

Board Direction
BD-013417-23
ABP-313841-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2023.

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

Decision

Refuse permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

1. The site is zoned 'RES' under the South Dublin County Development Plan, 2022 to 2028. The zoning objective for the site is "to protect and/or improve residential amenity". It is considered that the overall built form, the height, the interrelationship as well as juxtaposition relative to adjoining properties within Springvale residential scheme, the pattern of development together with the significant changes in ground level of the site and its setting, that the proposed development would result in significant overshadowing, overbearing and overlooking of the adjacent dwellings to the east and would seriously injure their residential amenities in a manner that would fail to accord with 'RES' zoning objective of the site and to the criteria set out under Section 12.6.8 of the said Development Plan which requires residential development on side garden sites not give rise to adverse amenity impact on their setting or on the character of the area. Therefore, the proposed development would contravene the 'RES' objective,

would seriously injure the amenity of property in the vicinity and would contravene the proper planning and sustainable development of the area.

2. It is considered that safe means of vehicular access has not been demonstrated and that the proposed dwelling which would be served by an existing combined entrance whose sightlines are deficit in a northerly direction, where the pedestrian footpath provision is substandard and terminates to the north of it, where the entrance is located at a corner of an estate road serving a significant number of dwelling units to the north as well as north west of it to where it terminates, and where, the additional traffic generated, has the potential to result in additional conflict with other road users. The proposed development would therefore increase the risk of a traffic accident, thereby endangering public safety by reason of traffic hazard.

3. With respect to documentation submitted in relation to foul and surface water drainage, the Board is not satisfied, on the basis of the information submitted, that the proposed development would not be prejudicial to public health.

Board Member



Liam Bergin

Date: 24/08/2023