

An
Bord
Pleanála

Board Direction
BD-012765-23
ABP-314459-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2023.

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

Reasons and Considerations

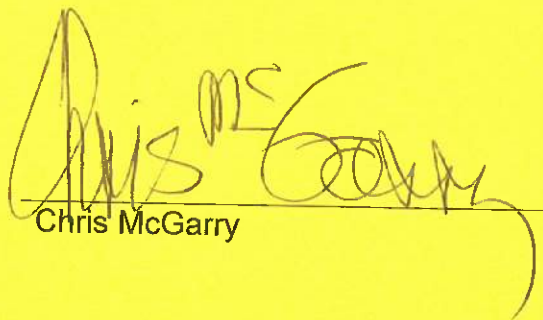
1. Given the site's locational context at the fringe of the outer suburban area at the foothills of the Dublin Mountains, within Landscape Character Area 9: Barnacullia as identified in Appendix 8 Landscape Assessment Study and Landscape / Seascape Character Areas and within a Transitional Zone as identified in Section 13.1.2 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 it is considered that inadequate consideration was given to the design approach at this sensitive location and that the proposed height, scale and design and layout of the proposed scheme fails to integrate into or enhance the character of the surrounding area and would not make a positive contribution to place-making. The proposed development would, therefore, be contrary to Policy Objective GIB2 Landscape Character Areas and Policy Objective GIB5 Historic Landscape Character Assessments and to the provisions of Section 13.1.2 Transitional Zonal Areas of the Dun Laoghaire Rathdown County Development Plan 2022-2028. The scheme would also be contrary to the provisions of Section 3.2 of the Urban Development and Building Height Guidelines and the principles of the Urban Design Manual – a Best Practice Guide and would,

be seriously injurious to the visual amenities and character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the unit mix of the proposed development is and contrary to the provisions of Housing Need and Demand Assessment as set out in Appendix 2 and Table 12.1 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, which provisions are considered reasonable. Furthermore, it is considered that the proportion of north facing single aspect units is unwarranted given the unconstrained nature of the subject site and would result in a substandard form of residential development for the prospective occupants of these units at this location. In addition, having regard to the location of the subject site, which is considered to be peripheral/less accessible (as described in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2022) by reason of relative distance from high capacity urban public transport stops and from principal town or suburban centres or employment locations, it is considered that the proposed density of approximately 97 units per hectare would not be supportable at this location. The proposed development would not provide a mix of apartment units consistent with the relevant provisions of the development plan, would be contrary to the provisions of these Ministerial Guidelines in relation to density range in this location, would constitute a sub-optimal form of residential development with regard to the north facing single aspect units. In totality, the proposed development would not comprise an appropriate form, density and range of residential accommodation and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the site's location within the Ticknock to River Dodder Wildlife Corridor as outlined in the Dun Loaghaire Rathdown Biodiversity Action Plan 2021-2025 it is considered on the basis of the documentation submitted with the application, that the applicant has not adequately demonstrated how the proposed design and layout of the scheme supports or enhances links to the wildlife corridor which connects the Dublin Mountains to Fitzsimons Wood pNHA. The proposed development would, therefore, be contrary to Objective GIB20 to support the provisions of the Biodiversity Action Plan 2021-2025 and would be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 05/07/2023

