

**An
Bord
Pleanála**

**Board Direction
BD-014792-23
ABP-314523-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations


Having regard to the density, mass and volume of the proposed development, it is considered that the development as proposed would constitute overdevelopment of the site resulting in an unreasonable overbearing impact on the visual amenities of the area, and in particular on Carmanhall Road arising from the volume, mass and height of Block D. Furthermore, it is considered that the quantum of development proposed results in deficient dual aspect provision and communal open space which is compromised qualitatively by reason of overshadowing resulting in a substandard level of residential amenity for future occupiers. The proposed development would, therefore, by itself and by the precedent it would set for other development, result in an inappropriate quantum of development on this site, which would compromise the visual amenities of the area and the residential amenity of future occupiers and would therefore be contrary to the provisions of the Dun Laoghaire Rathdown Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, while the site's zoning provisions, the strategic employment location and proximity to public transport would facilitate the consideration of increased height and density, that the volume of development proposed in the

current proposal would constitute overdevelopment of the site resulting in an adverse overbearance particularly on the Carmanhall Road from Block D, the volume and extent of which along this public thoroughfare would impact significantly on the visual amenity of the area. It was also considered that the volume of the development and density and configuration of units within the blocks would provide for a deficient provision of dual aspect units and a substandard area of communal open space which would compromise the residential amenity of future occupiers.

While the Board did not concur with the Inspector in respect of the volume of the proposed development as outlined above, the Board did agree with the Inspector in respect of the ability of the site to be developed independently of the adjoining site to the west, the form and layout of the proposed blocks, the permeability of the scheme and access arrangements, the separation distances within the scheme and to adjoining development and the facilities and amenities within the scheme which could be improved by way of the conditions recommended by the Inspector. However, it was considered that the overall volume of the development and resultant cumulative compromises on residential amenity of future occupiers could not be overcome by condition.

Board Member



Una Crosse

Date: 06/12/2023