

An
Bord
Pleanála

Board Direction
BD-015945-24
ABP-315065-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2024.

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

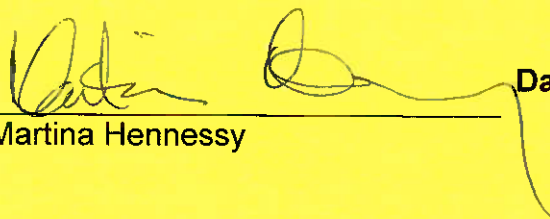
Reasons and Considerations

Having regard to the configuration of the site and to its site context, in a 'City - Urban Neighbourhoods' area as designated within the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024), it is considered that the proposed development is substandard in overall form and layout, in particular, by virtue of the design, scale and separation distances of House 2 and House 7 to adjoining residential properties and due to the overall extent and dominance of car parking within the overall development. Accordingly, to permit the development as proposed would be injurious to the residential amenities of adjoining property, and would therefore be contrary to zoning objective A of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, attached to this site which seeks to '*provide residential development and improve residential amenity while protecting the existing residential amenities*', would be contrary to Ministerial Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024) and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspector's view that the restricted sightlines and potential additional traffic movements generated by the proposed development would not warrant grounds for a refusal. The Board, however, having regard to the standards set down in DMURS (Design Manual for Urban Roads and Streets), was not satisfied that sufficient information had been provided regarding access arrangements and sightlines available for the proposed development in this 50kph zone. Consequently, the Board had concerns regarding risks to public safety by reason of traffic hazard or obstruction of road users. Given the substantive reason for refusal above, the Board decided not to pursue this matter further as part of the current appeal.

Board Member



A handwritten signature in black ink, appearing to read 'Martina Hennessy', is written over a horizontal line. The signature is cursive and extends to the right, crossing the line.

Martina Hennessy

Date: 27/03/2024