

An
Bord
Pleanála

Board Direction
BD-016428-24
ABP-315923-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2024.


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

Reasons and Considerations

1. The proposed development would contravene the phasing programme of the Kilgobbin Site Development Framework set out at Section 12.1 of the Ballyogan and Environs Local Area Plan 2019-2025, which requires the Clay Farm Loop Road to be in place in order to progress the development of these lands. The development would therefore be contrary to the Ballyogan and Environs Local Area Plan and would be premature pending the completion of the Clay Farm Loop Road.
2. The proposed vehicular access route from Stepside Park would be contrary to the provisions of Zoning Objective F of the Dún Laoghaire-Rathdown Country Development Plan 2022-2028, which seeks 'to preserve and provide for open space with ancillary active recreational amenities' due to the introduction of hard surfacing and a vehicular route, which would be injurious to the use of the lands for recreation and associated activities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the target density of 60 units per hectare set out in the Ballyogan and Environs Local Area Plan 2019-2025, to the density targets set out in the Kilgobbin Site Development Framework and the Sustainable Residential Development and Compact Settlement Guidelines, 2024, it is considered that the proposed development, at approximately 36 units per hectare would represent an inappropriately low density and inefficient use of zoned residential lands. As such, the proposed development represents underdevelopment and would be contrary to the Ballyogan and Environs Local Area Plan 2019-2025, and to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 28/05/2024