

An
Bord
Pleanála

Board Direction
BD-018082-24
ABP-317273-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2024.

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

Reasons and Considerations

- 1 Having regard to the policies and objectives of the South Dublin County Development Plan 2022-2028, notably Policy QDP3, Neighbourhood Context and its associated objective, Objectives 1 which seeks to ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located, and Policy QDP6 and its associated objectives 1 and 6, which require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm and having regard to the small scale and infill nature of the site, its location within the streetscape and the prevailing pattern of development in the vicinity, the Board considers that the proposed development due to its height, density, bulk, form and design, its inappropriate treatment of the public realm and its failure to adequately consider its relationship with the neighbouring properties to the south, would result in a discordant addition to the streetscape, would impact the development potential of adjoining properties and would detract from rather than contribute to the character and setting of the area. The proposed development would, therefore, conflict with

the stated policies and objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

- 2 Having regard to policies and objectives of the South Dublin County Development Plan 2022-2028 in respect of residential amenity notably Policy H9 'Private and Semi-Private Open Space' and its associated objectives which seeks to ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments and Policy H11 Privacy and Security, which seeks to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing and the standards for residential development set out in Section 12.6.7, the Board considers that identified deficiencies in the quality and amenity value of both private and communal open space would, in addition to the lack of public open space and any meaningful improvements to the public realm, unduly compromise the level of privacy and amenity afforded to future occupants of this scheme. The proposed development would, therefore, conflict with the policies, objectives and standards of the development plan and would be contrary to the proper planning and sustainable development of the area.

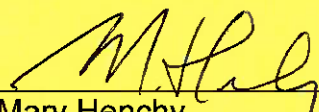
- 3 Having regard to the nature and scale of the proposed development which would see an intensification of development on site, the location of the proposed development in a highly trafficked urban area in proximity to the Walkinstown Roundabout and the prevailing pattern of development in the vicinity. The Board considers that the access and parking arrangements for the proposed development are poorly considered and would lead to an over dominance in surface car parking, poor permeability and connectivity for pedestrian, cyclists and vulnerable road users and increased pressure for

parking and inappropriate turning movements in the immediate environments. If permitted proposed development would result in the continuation of unsatisfactory traffic and parking arrangements in the area, would endanger public safety by reason of a traffic hazard and would contribute to a poor-quality public realm.

Furthermore, the proposed scheme due to the lack of adequate bicycle parking and storage facilities would fail to meet the mobility needs of future residents.

The proposed development would therefore be contrary to the provisions of the South Dublin County Development Plan 2022-2028 including the development *standards set out in Section 12.5.4 Public Realm (at street Level) and Section 12.7.6 'Car Parking Design and Layout', to SPPR4 of the Sustainable Residential Development and Compact Settlement Guidelines (2024)* and to the proper planning and development of the area.

Board Member



Mary Henchy

Date: 05/11/2024