



An
Bord
Pleanála

Board Direction
BD-013697-23
ABP-317274-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/09/2023.

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

Reasons and Considerations

Section 12.3.3.2 (Residential Density) of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028 states that in general, the number of dwellings (houses or apartments) to be provided on a site should be determined with reference to the Government Guidelines document:

- 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009).
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020). (**Note:** The Board noted that these guidelines were subsequently amended in December 2022 and July 2023).

In accordance with Section 2.4(3) of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020), as amended in December 2022 and July 2023, the site is located in an area identified as one that is "peripheral and / or less accessible urban location" given the sites location and accessibility criteria and where the recommended density is less than 45 dwellings per hectare net. Given the location of the site on the peripheral edge of Bray and the walking distances required to access the town centre, high frequency public transport stop (DART or LUAS), high frequency urban bus services and reasonably frequent

urban bus services the net density proposed on the appeal site (83 units per hectare as presented with the application or 69 units per hectare as presented with the appeal) is considered excessive by reference to the applicable Ministerial Guidelines that are referenced in the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 12/09/2023