

An
Bord
Pleanála

Board Direction
BD-014810-23
ABP-317996-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2023.

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

Reasons and Considerations

The Dún Laoghaire-Rathdown Development Plan 2022-2028 supports the development of Neighbourhood Centres as multifunctional focal points which provide a variety of uses (Policy Objectives MFC1 and RET7) and create a high-quality public realm and sense of place (Policy Objective MFC3). Policy Objective PHP42 also encourages high quality design in all new development.

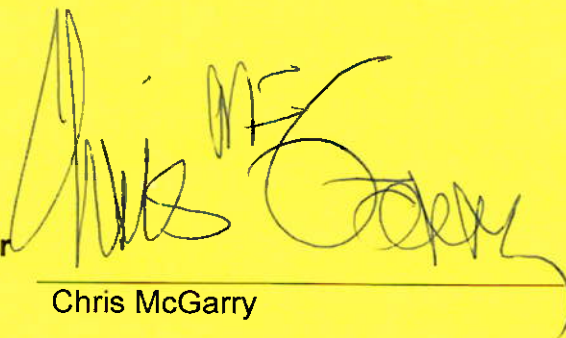
Having regard to:

- a) The domination of the site perimeter and edges with surface parking and vehicular access arrangements; the lack of active street frontage around the site perimeter and along the main pedestrian routes through the site;
- b) The absence of any public open space on site and the proposed location of all communal open space at roof/podium level, where the main space would not be appropriately accessible to all residents and the smaller spaces would be significantly enclosed and/or overshadowed; and

- c) The substandard level of amenity for some apartments by reason of inadequate sunlight levels and the substandard outlook/access arrangements for some apartments at the lower levels of Blocks B and C;

it is considered that the proposed development, would not positively contribute to the public realm or place-making at the scale of the neighbourhood/street, would not provide coordinated development that would support the viability and vitality of the neighbourhood centre, and would not provide a suitable level of amenity for the prospective residents and other users of the neighbourhood centre. The proposed development would be contrary to the aforementioned Development Plan Policy Objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 07/12/2023