

An
Bord
Pleanála

Board Direction
BD-017636-24
ABP-318197-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2024.

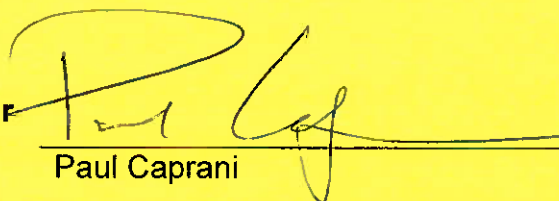
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by way of its design, scale, and layout, fails to meet the relevant design standards for infill residential development as set out in the current South Dublin County Council Development Plan. The development does not provide any transition in height as is required of taller buildings at in-fill sites under Section 12.6.8 of the South Dublin County Development Plan 2022-2028. Proposed separation distances between windows serving habitable rooms fail to meet the minimum standards of Section 12.6.7 of the Development Plan and SPPR 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). Communal open space is not of sufficient quality or amenity value to meet the requirements under Table 12.21 of the Development Plan and Appendix 1 of the Guidelines for Planning Authorities - Design Standards for New Apartments (July 2023), and proposed bedrooms do not universally meet the minimum width standards outlined in Appendix 1 of the Apartment Guidelines. The proposed development would, therefore, constitute a substandard form of development and would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to maintain or protect the residential amenities of adjoining dwellings and, in so doing, fails to accord with the land use zoning objective RES – to protect and/or improve residential amenity as set out in the South Dublin County Development Plan 2022-2028. The proposed development will unduly visually overbear upon and overlook the adjoining dwellings owing to its design, and the minimal separation distances provided. The development fails to accord with QDP3 Objective 6 of the South Dublin County Development Plan 2022-2028 as potential impacts on daylight, sunlight and overshadowing have not been assessed. The proposal would therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development does not provide sufficient space for the safe manoeuvre of larger cars, refuse and delivery trucks, and emergency vehicles. In the absence of dedicated turning areas, these vehicles will have to reverse onto the Leixlip Road to exit the site, which will create a traffic hazard and undermine public safety. As no set-down or loading areas are provided, access to the site and adjoining sites to the east will be periodically blocked by refuse trucks and delivery vehicles serving the Public House. The proposed development would therefore result in a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Caprani

Date: 27/09/2024