



An
Bord
Pleanála

Board Direction
BD-018885-25
ABP-320925-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2025.

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

Reasons and Considerations

Having regard to the location of the proposed development, the residential zoning objective, the Dun Laoghaire – Rathdown County Development Plan 2022 – 2028, including policy objectives PHP18 (residential density), section 12.3.3.2 (residential density) and the density ranges set out in table 3.1 in the Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024), which promotes residential densities in the range of 50dph to 250dph (net) shall generally be applied in urban neighbourhoods of Dublin, it is considered that the proposed density at 20.3 units per hectare constitutes an unacceptable low density of development within this 'City - Urban neighbourhood' which would constitute an unsustainable use of this accessible and fully serviced site and, as such, would contravene Policy PHP18 (residential density) and section 12.3.3.2 of the Dún Laoghaire Rathdown County Development Plan 2022 – 2028 and would also contravene the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). Therefore, to permit the proposed development, would set an undesirable precedent for other similar developments and would be contrary to the proper planning and sustainable development of the area

Note

The Board recognised the tension between achieving a well-designed and commercially attractive residential scheme that respects local built character and site constraints (e.g. shape, mature tree coverage, legal covenants), and the density requirements contained within the County Development Plan and the Compact Settlement Guidelines. In this regard, the Board considered that a modest increase in density could be achieved with the introduction of duplexes into the residential mix

Board Member



Declan Moore

Date: 12/02/2025