

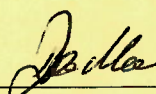
An
Coimisiún
Pleanála

Direction
CD-020576-25
ABP-322497-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 03/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding the subject site's sensitivities and constraints, it is considered that the provision of a circa 8.7 dwellings per hectare scheme would represent underdevelopment of an accessible site with convenient access to frequent public transport services via Killiney DART Station and facilities in the nearby neighbourhood centre. The proposed development would be contrary to Policy Objective PHP18 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would be contrary to National Policy Objective 45 of the National Planning Framework – First Revision (2025), which seeks to increase residential density in settlements with the provision of more compact development, and Table 3.1 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) with regard to the density ranges applied to locations in Dublin classified as 'Urban Neighbourhoods'.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that the applicant, observers, planning authority and the Commission's inspector, canvassed a number of matters other than the singular reason for refusal, which should be addressed in any future application for development. In this regard, the Commission recommends that the applicant consider addressing the raised planning issues via the development of a Masterplan for the entire site.