

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0028

An Bord Pleanála Reference Number: PL 06S.245215

APPEAL by Frances Fitzgerald, T.D. and Councillor William Lavelle care of 36 Saint Andrews Drive, Lucan, County Dublin and by Finnstown Priory/Cloisters Residents' Association care of DAC Beachcroft Dublin of Fleming Court, Fleming Place, Dublin and by Crekav Landbank Investments Limited care of Downey Associates of 1 Westland Square, Pearse Street, Dublin against the decision made on the 1st day of July, 2015 by South Dublin County Council in relation to an application by the said Crekav Investments Limited for permission for development comprising the demolition of the existing storey 'gate lodge' dwelling and the provision of 74 number 2.5 storey residential units consisting of six number detached four bedroom units, 10 number terraced four bedroom units and 58 number semi-detached four bedroom units along with landscaping, boundary treatments, internal roads and footpaths and all associated engineering and site development works necessary to facilitate the development. Vehicular and pedestrian access to the application site is to be from a new access from the adjoining Lock Road/Newcastle Road (R120) to the west, all on lands of approximately 2.47 hectares, which are generally bound to the north by Elderberry, to the east by Finnsview, to the south by Finnsgreen and to the west by the Lock Road/Newcastle Road (R120) at Finnstown, Lucan, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for a total of 58 number units namely Units 1 - 44 and plot numbers 54 - 63 and 71 - 74 and to refuse permission for houses on plot numbers 45 - 53 inclusive and 64 - 70 inclusive and all development including roads, footpaths and services in the following locations: section of road to the east of plot number 70, and to the north of plot numbers 64 - 70; section of road to the east of plot numbers 48 - 52; section of road to the east of plot number 47 and to the north of plot numbers 45 - 47).

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the lack of an appropriate mix of house types and sizes, to the lack of permeability for pedestrians and cyclists, the poor quality of the residential layout and design which is in conflict with the Design Manual for Urban Roads and Streets and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May, 2009, it is considered that the proposed development would seriously injure the residential amenities of the area and the residential amenities of future occupants and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.