

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0068

An Bord Pleanála Reference Number: PL 06D.245741

APPEAL by Tristan Lloyd and Sinead O'Leary care of Michael P.G. Wall of 31 Pembroke Lane, Ballsbridge, Dublin and by others against the decision made on the 23rd day of October, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gerard Keogh care of Terry O'Flanagan Limited of F1 Centrepoint Business Park, Oak Road, Dublin.

PROPOSED DEVELOPMENT: Demolition of existing detached habitable dwelling and construction of 11 number apartments in two number three-storey blocks, consisting of Block A (five number apartments, total floor area 485 square metres) comprising of one number one bedroom and four number two bedroom units and Block B (six number apartments, total floor area 571 square metres) comprising one number one bedroom and five number two bedroom units, all on a site of approximately 0.13 hectares. The proposed development includes for all associated on and off-site development works, bin store, cycle and car parking, landscaping and boundary treatments with vehicular and pedestrian access from the Sandyford Road, all on a site known as "Stockwell", Sandyford Road, Dundrum, Dublin. Further public notices were received by the planning authority on the 30th day of July, 2015 and on the 29th day of September, 2015.

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

1. The proposed development by virtue of the fact that it will generate significant additional traffic and turning movements on and off the heavily trafficked Sandyford Road/R117 and in very close proximity to a signalised junction with Dun Emer Road would give rise to conflicting turning movements. The proposed development would, therefore, endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development by virtue of its proximity, height and scale relative to adjoining residential properties to the south and west, would have an overbearing impact and would seriously injure the residential amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would constitute overdevelopment of the site, would give rise to a poor quality development that would fail to provide for an adequate degree of separation between the two Blocks on site that is contrary to development plan standards and would result in a poor quality outlook and lack privacy for the future occupants of the scheme. The proposed development would give rise to a poor standard of development and would be contrary to 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.