

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0808

An Bord Pleanála Reference Number: PL 06D.246271

APPEAL by Starlingbrook Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 12th day of February, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: (1) Demolition of two number existing dwellings, (2) construction of 13 number dwellings comprising seven number four-bedroom two-storey (plus attic level) dwellings, five number two-bedroom (plus study) two-storey dwellings and one number two-bedroom dormer bungalow and (3) entrance from Glenageary Road Upper, internal access road, car parking, landscaping, boundary treatments, site development works and services, all at number 230 and number 234 Glenageary Road Upper, Glenageary, County Dublin.

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 reason of the inadequate provision of public open space and connectivity to the available public open space to the south of the site would constitute a substandard form of development which would seriously injure the amenities of property in the vicinity and of the residents of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority as set out under RES3 of the Dún-Laoghaire-Rathdown County Development Plan 2016-2022 to promote higher residential densities. The site is located within one kilometre of the DART, where higher densities at a minimum of 50 units per hectare will be encouraged. It is also policy under RES7 to provide for a variety of house types. It is considered that the selected housing typology has unduly constrained the achievement of higher densities. The proposed development would, therefore, set an undesirable precedent for similar sites, would contravene the provisions of the said development plan and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the design principles enunciated in the Design Manual for Urban Roads and Streets (DMURS) issued jointly by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in March, 2013, and notwithstanding the proposals for revised surface paving as lodged with the appeal, the Board considered that the over-reliance on longitudinal parking within the estate, without the provision of grouped visitor parking, would lead to the development of a street form without any proper sense of enclosure as recommended in paragraph 4.2.1 of the Design Manual for Urban Roads and Streets (DMURS) and would militate against the development of a sense of place either on the approach to, or within, the proposed development. Furthermore, the Board was not satisfied that increased pedestrian permeability, as recommended in the Design Manual for Urban Roads and Streets (DMURS) could not have been provided between the proposed development and surrounding developments via the open space to the south. The proposed development would, therefore, seriously injure the amenities of property and residents in the vicinity and within the proposed estate and would 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.