

Board Order PL 06S.247964

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD16A/0224

Appeal by Geotechnical Investigations Limited care of MDG-AT of Unit W4D1, Ladytown Business Park, Naas, County Kildare against the decision made on the 12th day of January, 2017 by South Dublin County Council to refuse permission.

Proposed Development: Residential development consisting of 46 number houses as follows: (1) Block A: ten number two-storey, three bedroom terrace houses with optional attic room on sites 1-10 inclusive; Block B: two number two-storey, three bedroom semi-detached houses with optional attic room and optional kitchen extension on sites 11, 12, and 32, 33; Block C: two number two-storey three bedroom semi-detached houses with optional attic room and optional kitchen extension on sites 13, 14, and 34, 35; Block D: nine number two-storey three bedroom terrace houses with optional attic room on sites 15-23 inclusive; Block E: eight number two-storey, three bedroom terrace houses with optional attic room on sites 24-31 inclusive; Block F: seven number two-storey, three bedroom terrace houses with optional attic room on sites 36-42 inclusive; Block G: two number twostorey, three bedroom semi-detached houses with optional attic room and optional kitchen extension on sites 43 and 44; Block H: two number two-storey, three bedroom semi-detached houses with optional attic room on sites 45 and 46 and (2) landscaping, car parking, street works, junction works onto existing permitted access road, outfall drains, boundary treatments and all associated site development works, all at Newcastle, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

The proposed development by reason of inadequate provision of public open space would be contrary to the Section 11.3.1 (iii) of the South Dublin County Development Plan 2016-2022, paragraph 7.2.15 of the Newcastle Local Area Plan 2012, and the Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009, and would set an undesirable precedent for similar type of development in the area. The proposed development would seriously injure the residential amenity of the area and would, therefore 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 2017

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