



An
Bord
Pleanála

Board Order
PL 06D.248433

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0117

Appeal by Melmoussa Devco Limited care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 5th day of April, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: (i) Demolition of existing two-storey dwelling 'Dalkey Manor' (273 square metres) and ancillary single storey outbuilding, entrance gates, piers and splay walls, (ii) construction of 29 number dwellings (18 number four bedroom three-storey, one number three bedroom three-storey, four number three bedroom two-storey, two number three bedroom one and a half storey, two number three bedroom single storey and two number two bedroom single storey), (iii) 56 number parking spaces and private gardens to each dwelling, (iv) upgraded vehicular entrance on Barnhill Road, internal roads, footpaths, shared surfaces and street lighting, (v) public open space, landscaping, tree planting and boundary treatments, (vi) alterations to site levels, Sustainable Urban Drainage Systems surface water drainage, foul water and potable water connections and (vii) all ancillary works necessary to facilitate the development. All on a site of 0.935 hectares on lands at Dalkey Manor, Barnhill Road, Dalkey, County Dublin. The proposed development is adjacent to Dalkey Lodge, Barnhill Road, Dalkey, County Dublin (a Protected Structure).

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

1. Notwithstanding the principle of development being acceptable at this location, it is considered that the overall design approach did not have sufficient regard to the landscape and setting and site constraints and considered that the development as proposed would seriously injure the residential amenities of the area by reason of visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed low density development, which is predominantly characterised by family type homes and is located in a low density suburban area overwhelmingly characterised by detached and semi-detached houses on large plots, would contravene development plan policy RES7: Overall Housing Mix, which is to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

