

Board Order PL 06D.248778

Planning and Development Acts 2000 to 2017 Planning Authority: Dún Laoghaire-Rathdown County Council Planning Register Reference Number: D17A/0329

Appeal by Grey Arch Limited care of RPS of Innishmore, Ballincollig, County Cork against the decision made on the 31st day of May, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of five number light industrial/commercial buildings (approximately 2,198 square metres gross floor area), construction of 27 number dwellings comprising of 11 number three-storey four bedroom houses, four number three-storey five bedroom houses, six number duplex units with terraces (comprising three number two-storey three bedroom units over three number two bedroom units), one number two-storey apartment building with balconies (containing two number one bedroom units, three number two bedroom units and one number three bedroom unit), together with associated site development and landscaping works. All at Barn Elms Estate, 68 Churchtown Road Upper, Churchtown, 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

Notwithstanding the residential zoning designation of the site, it is considered that the proposed residential development, which is located in close proximity to a major transport corridor, being within 1.5 kilometres walk of Dundrum Luas Stop and Dundrum Town Centre itself, is at a density which represents an unsustainable use of urban land with considerable scope for increased density on site, in particular along the road frontage. The proposed development would be contrary to the policy set down under Policy RES3 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the density requirements set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009. The proposed development would, therefore, be contrary to the policy objectives of the Dún Laoghaire-Rathdown County Development of the environment, be contrary to the policy objectives of the Dún Laoghaire-Rathdown County objectives of the Dún Laoghaire-Rathdown County to the policy 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 2018