



An
Bord
Pleanála

Board Order
PL 06D.249042

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0478

Appeal by Rivertempus Limited care of Thornton O'Connor of Paradigm House, Dundrum Office Park, Main Street, Dundrum, Dublin against the decision made on the 19th day of July, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of the two existing dwellings (585 square metres) and associated ancillary sheds and the provision of a nine unit, three-storey residential development comprising four number five bedroom semi-detached dwellings measuring 181 square metres with outdoor terraces on their rear (south-western) elevation, two number four bedroom semi-detached dwellings and two number four bedroom terraced dwellings measuring 174 square metres with outdoor terraces on the front (south-eastern) elevation and one number five bedroom detached dwelling measuring 282 square metres with an outdoor terrace on its rear (south-western) elevation. The development also includes car parking, the realignment of the existing entrance southwards requiring the relocation of the existing Electricity Supply Board kiosks further south and the demolition of the southern pillar and part of the wall south of the existing access, the widening and resurfacing of the existing access avenue to provide a shared surface incorporating the inclusion of 10.05 square metres of lands to the west of the access avenue from the adjoining Mornacott site, the provision of a pedestrian link along the western

boundary on the adjoining public open space, the removal of trees, bin storage, hard and soft landscaping, lighting, changes in level, diversion of services and all other associated site works above and below ground. All on a 3,465 square metre site at Kinvara and Kinros, Leopardstown Road, 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

1. 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 a 1.2 kilometre walk of the Sandyford Luas Stop and 700 metres from the N11 Quality Bus Corridor, is at a density which represents an unsustainable use of urban land (with considerable scope for increased density on site) and would, therefore, be contrary to Development Plan policy set down under Objective RES3 and the density requirements in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, 2009. The proposed development would, therefore, be contrary to the policy objectives of the current Dún Laoghaire-Rathdown County Development Plan and national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

