



Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire- Rathdown County

Planning Register Reference Number: D17A/0938

APPEAL by Simon Batt (joint executor of the estate of Kevin Batt) care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 13th day of December, 2017 by Dún Laoghaire-Rathdown County Council to refuse outline permission.

Proposed Development: Demolition of existing detached dwelling and garage and construction of three number detached two-storey dwellings with access for house number one through existing vehicular entrance which is to be improved, together with a proposed combined vehicular entrance to serve house numbers 2 and 3 at Caldragh, Saval Park Road, Dalkey, County Dublin.

Decision

REFUSE outline 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

Having regard to the proposed density of the development, at 12 dwelling units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the urban infill location of the site and to the established social and community services in the immediate vicinity. It is considered that such a low density would be contrary to Policy RES3 'Residential Density' as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, issued by the Department of the Environment, Heritage and Local Government in May, 2009, to planning authorities under section 28 of the Planning and Development Act, 2000. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.