



An  
Bord  
Pleanála

**Board Order**

**ABP-300731-18**

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## **Planning and Development Acts 2000 to 2017**

### **Planning Authority: Dún Laoghaire-Rathdown County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 19<sup>th</sup> day of January 2018 by Declan Taite and Anne O'Dwyer, Joint Statutory Receivers to Certain Assets of Michael Doran and Martin Doran, care of IMG Planning Limited, 75 Fitzwilliam Lane, Dublin 2.

#### **Proposed Development:**

A strategic housing development on a 4.5-hectare site at Glenamuck, Kiltiernan, Dublin 18. The site is bounded to the north by three number residential properties, 'Trá Dhá Mhin', 'Long Meadow' and 'Shaldon Lodge'; to the south east by Glenamuck Road and two number residential properties, 'Glencarrick' and 'Rocklands'; to the north east by agricultural lands; and to the west by Enniskerry Road (R117) and the rear boundaries of residential properties fronting onto Enniskerry Road and Cromlech Close.

The development will consist of:

1. The demolition of two number habitable dwellings on the site, 'Greenmount' (195 square metres gross floor area) and 'Dun Óir' (345 square metres gross floor area, inclusive of ancillary buildings);

2. (i) The construction of a 141 number unit residential development comprising:
    - 98 number houses (40 number three bedroom (ranging from 109.7 square metres to 122.7 square metres); 33 number four bedroom (ranging from 133.7 square metres to 173.1 square metres); 25 number five bedroom (ranging from 198.5 square metres to 221.2 square metres));
    - 32 number apartments in a four-storey block (eight number one bedroom (ranging from 45 square metres to 57 square metres) and 24 number two bedroom (ranging from 73 square metres to 91.7 square metres)); and
    - 11 number duplex apartments (two number one bedroom (56.4 square metres); five number two bedroom (ranging from 76.5 square metres to 111.8 square metres) and four number three bedroom (119 square metres));
  - (ii) A 234-square metre crèche facility;
  - (iii) The construction of the link access road between Enniskerry Road and Glenamuck Road required under the Kiltiernan/Glenamuck Local Area Plan 2013 including vehicular access points onto Enniskerry Road and Glenamuck Road and provision for access to lands to the north of the site;
  - (iv) Landscaped public open space and all other site works required to facilitate the development;
3. The construction of the Enniskerry Road / Glenamuck Road Junction Upgrade Scheme approved by Dún Laoghaire-Rathdown County Council under Part 8 of the Planning and Development Regulations 2001, as amended.

## **Decision**

**REFUSE permission for the above proposed development based on 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**

In coming to its decision, the Board had regard to the following:

1. Kiltiernan has been designated as a 'Future Development Area' in the Core Strategy set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022. Furthermore, the County Development Plan includes a specific objective for a proposed quality bus/bus priority route running along the Glenamuck Road to the east of the site. In addition, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) indicate that residential densities within existing or planned public transport corridors should be a minimum of 50 units per hectare, but with a provision that minimum net densities can be specified in Local Area Plans. In this regard, the Kiltiernan Glenamuck Local Area Plan 2013 specifies that minimum net densities of 40 – 45 units per hectare should apply to the subject site and adjoining lands. The site of the proposed development is on serviceable lands, within the development boundary of Kiltiernan, in an area earmarked for residential development with access to existing and planned public transport. Having regard to the proposed density of development, 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 proximity of the site to Dublin City and to the established social and community services in the immediate vicinity, and would not conform to the minimum densities required in the Local Area Plan and the Guidelines. Furthermore, it is considered that the proposed development does not provide for an appropriate mix of dwelling types, being predominantly semi-detached housing, to comply with the overall provisions set out in the County Development Plan. The proposed development would, therefore, be contrary to the provisions of the County Development Plan, Local Area Plan and to these Ministerial Guidelines, and would be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, on the basis of the documentation submitted with the application, both in the drawings and accompanying report, that the information received is appropriately referenced, sufficiently detailed and supported by site specific investigations, in order to facilitate a comprehensive examination of the storm water proposals for the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed layout would result in a substandard level of pedestrian/cycle connection, particularly to the lands to the east / north-east of the application site. This lack of connectivity would be contrary to the principles espoused by the Design Manual for Road and Streets (2013) and the Urban Design Manual, a companion document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) which includes 'Connections' as one of the 12 criteria for the design of residential development. The proposed development would fail to provide for the necessary integration and permeability between different sections of the overall development area as set out in the Local Area Plan, and would be contrary to national policy guidance, and would, therefore, be contrary to the proper planning and sustainable development of the area.

