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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0623**

**APPEAL** by Deane Homes Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 21<sup>st</sup> day of August, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition of existing house and construction of a residential development of 52 number duplex apartment units, consisting of 26 number three bedroom units over 26 number two bedroom units in three number four unit, three- storey blocks and five number eight unit three-storey blocks, two number refuse and long term bicycle stores, four number refuse and short term bicycle stores, new vehicular and pedestrian entrance, associated car parking and site works at The Leys, Glenamuck Road South, 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. Having regard to the design and layout of the development, it has not been demonstrated that the proposed development will facilitate the orderly development of adjoining properties/landholdings and has not been planned in the context of a coherent overall outline Masterplan for the subject lands. It is considered that the proposed development would be contrary to the provisions of the Kiltiernan/Glenamuck Local Area Plan 2013. The proposed development would, therefore, lead to piecemeal haphazard development, would set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.
  
2. The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the

Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design and layout of new housing. Having regard to the proposed site layout, and in particular the uniformity and design of the proposed duplex blocks, the proposed development would thereby constitute a substandard form of development and conflict with provisions of the said guidelines and Policy UD1 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The development would, therefore, seriously injure the visual amenities of the area and the residential amenities for future occupants and would be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**