



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0317

APPEAL by Durkan (Limekiln Road) Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 24th day of January, 2019 by South Dublin County Council to refuse permission.

Proposed Development: Modifications to the development previously permitted under planning register reference number SD15A/0027. The proposed development shall provide for the construction of three additional three-storey four-bedroom houses (circa 140.2-143.3 square metres) (all with associated balconies at second floor level and rear gardens at ground floor level), site works and alterations to underground services. The proposed development will result in 14 units in total on the subject site at Limekiln Farm and Saint Peter's School, Limekiln Road, Greenhills, 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

Having regard to the residential zoning objective for the area to protect and/or improve residential amenity as provided in the South Dublin County Development Plan 2016-2022, to the permitted residential development on the site including a condition requiring the omission of houses in this area, the Board considered that the design options proposed did not provide adequate passive surveillance for the public open space and, furthermore, would impact negatively on the quality and usability of the residual public open space should the proposed development progress. The Board considered, therefore, that the proposed development would seriously injure the residential amenity of the future occupiers of the permitted residential development and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the layout and design of the proposed dwellings provided for in Option 1 provided adequate passive surveillance of the open space and also considered that this option would further reduce the quantum, quality and usability of public open space for the permitted residential development. Therefore, the proposed development would seriously injure the residential amenity of future occupiers of the development and would not be in accordance with the zoning objectives for the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.