



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0039

APPEAL by Tony McDonnell care of Donal McNally Architects of 6 White Swan Business Centre, South Circular Road, Dublin against the decision made on the 15th day of March, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of the subdivision into two residential units of House 2 in the residential development known as Eagle House, Killiney Village, Killiney Hill Road, Killiney, County 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 proposed to be retained, it is considered that by reason of the poor layout, inadequate room sizes, inadequate levels of natural light, deficient quantity and quality of private open space, the development proposed to be retained would constitute a substandard form of development, would seriously injure the residential amenities of the area, would represent overdevelopment of the site, and would be contrary to the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018 and Policy RES4 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the subdivision of the apartment into two apartments would require an additional parking space in accordance with the standards set out in Table 8.2.3 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 which is not provided for. The development proposed to be retained would, therefore, by itself or by the precedent which the grant of permission for it would set for other relevant development in the area, would seriously injure the residential amenities of future occupants and of adjoining properties and would endanger public safety by reason of traffic hazard or obstruction of road users. The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.