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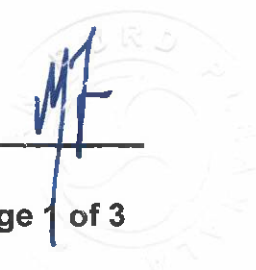
**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2925/20**

**APPEAL** by Anthony Peto care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin and by Others against the decision made on the 12<sup>th</sup> day of November, 2020 by Dublin City Council to grant subject to conditions a permission to Walthill Properties Limited care of McCutcheon Halley of Kreston House, Arran Court, Arran Quay, Dublin.

**Proposed Development** The development consists of: the demolition of a single dwelling (248 square metres) at 11 Newbridge Drive, Sandymount, Dublin and the construction of: (i) A total of 18 number units comprising four number two-storey three-bedroom, 12 number three-storey three-bedroom, one number one-storey two-bedroom and one number one-storey one-bedroom housing units with a total Ground Floor Area of 2,335.5 square metres; (ii) 454.5 square metres of communal open space; (iii) Access to housing units 1-16 and 18 will be from Newbridge Avenue and access to house unit number 17 will be from Newbridge Drive; (iv) All associated ancillary works including car parking on site of 4,901 square metres, all at Baggotrath House, Newbridge Avenue, Sandymount, Dublin (including 11 Newbridge Drive, Sandymount, Dublin).



## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

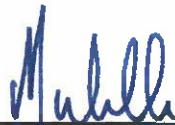
## Matters Considered

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 provisions of the Dublin City Development Plan 2016 – 2021, to the Ministerial Guidelines, to the “Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in May 2009, to the location of the proposed development on serviced and zoned lands within Sandymount, which has proximity to both public transport, the city centre and places of employment, where the minimum net density of 50 units is indicated and where maximum parking standards of one space per unit is recommended, it is considered, notwithstanding the size and disposition of the site, that the proposed development would provide an insufficient density of development at this location, which would constitute underutilisation of this residential zoned site, would be contrary to the relevant provisions of the Dublin City Development Plan 2016 – 2021 and would be contrary to the Ministerial Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted and agreed with the commentary of the Inspector that the density of the proposed development was low and materially below the minimum recommended density. However, the Board did not share the view of the Inspector that given the backland infill nature of the site and the prevailing density and character of the area, the lower density could be considered in this instance, as in the opinion of the Board, this would not reflect the relevant provisions of the Ministerial Guidelines or the current Development Plan for the area, and that a more appropriate density of development could be accommodated, while ensuring reasonable protection of existing amenity in the environs, through high quality design and layout, and concluded that such a low density would constitute underutilisation of this residentially zoned site.



**Michelle Fagan**

**Member of An Bord Pleanála**

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



Dated this 16<sup>th</sup> day of March 2022.