

An
Bord
Pleanála

Board Order
ABP-320925-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0509

APPEAL by Mart Lane Property Developments Limited care of Declan Brassil of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 3rd day of September, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of a habitable house of 204.4 square metres (known as The Grove) and construction of a new residential development consisting of 14 detached, semi-detached and terraced houses ranging from two to three stories in height, 20 in-curtilage car parking spaces, two Sheffield cycle stands, 958 square metres of public open space, landscaping and boundary treatments including tree retention, removal and new planting, water and utility services and connections, lighting and all enabling and ancillary development works above and below ground. Vehicular access is proposed from a new entrance onto Mart Lane. Pedestrian and cycling access is also provided from Saint Brigid's Park. The existing site boundary and pedestrian footpath along Saint Brigid's Park will be set back by two metres into the site for a distance of 52 metres to facilitate additional set down facilities along Saint Brigid's Park to be used in connection with Saint Brigid's Boys National School, all on a 0.69 hectare site at The Grove, Mart Lane, Foxrock, Dublin.

Decision

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

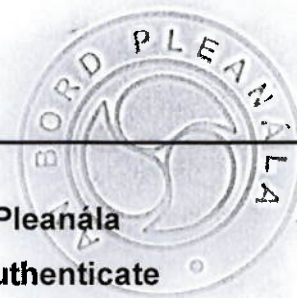
Reasons and Considerations

Having regard to the location of the proposed development, the residential zoning objective, the Dún Laoghaire–Rathdown County Development Plan 2022–2028, including policy objectives PHP18 (residential density), section 12.3.3.2 (residential density) and the density ranges set out in table 3.1 in the Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024), which promotes residential densities in the range of 50dph to 250dph (net) shall generally be applied in urban neighbourhoods of Dublin, it is considered that the proposed density at 20.3 units per hectare constitutes an unacceptable low density of development within this 'City - Urban neighbourhood' which would constitute an unsustainable use of this accessible and fully serviced site and, as such, would contravene Policy PHP18 (residential density) and section 12.3.3.2 of the development plan and would also contravene the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). The proposed development would, therefore, set an undesirable precedent for other similar developments and would be contrary to the proper planning and sustainable development of the area.



Declan Moore

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



Dated this **17th** day of **FEBRUARY** 2025.