



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 16th day of July 2020 by AAI Kenilworth Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin 2.

Proposed Development comprises of the following:

- (a) The demolition of all one storey, with part mezzanine, buildings (1,164 square metres) and certain boundary walls;
- (b) The construction of a Build-To-Rent Shared Living Strategic Housing Development part-two, part-five storey building, with setback Fourth Floor Level, all over partial Basement Level, build-to-rent shared living residential development (total gross floor area of circa 6,687 square metres); (comprising 201 number bedspaces (147 number single occupancy bedrooms including five number accessible bedrooms, and 27 number double occupancy bedrooms);

(c) The development will also consist of:

- Shared kitchen/living/dining areas at each floor level to serve residents of each floor,
- Communal residential amenities including lounges, tv areas, hot desks, gym, activity area, function room, ancillary café, reception, laundry room,
- Plant, waste management areas, circulation space,
- Electricity Supply Board substation and switch room,
- 210 number cycle parking spaces (187 number resident and five number staff spaces at Basement Level and 18 number visitor spaces at surface level),
- Communal amenity open spaces at Ground Level (366 square metres),
- Two number car club parking spaces accessed from Harold's Cross Road,
- Alterations to the layout of Laundry Lane including the provision of a pedestrian footpath, vehicular layby, and recessed service and emergency vehicle access at the rear of the site (northwest),
- Sustainable Urban Drainage systems (including green roof, rainwater harvesting and attenuation tanks),
- Roof plant, including PV panels
- Associated hard and soft landscaping,
- All other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply),
- Access to the scheme will be via Harold's Cross Road and Laundry Lane all located at a circa 0.2319 hectare site located at number 348 Harold's Cross Road, Dublin 6W., (formerly known as 'Kenilworth Motors') principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west.

Decision

Refuse permission for the above proposed development based on 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 location of the site, the Board is not satisfied that, given the lack of any major employer within the area, limited public transport provisions and its location away from the city centre, that sufficient justification has been provided to permit the proposed development and considers that city centre and town or major employment centre locations as outlined in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in March 2018, are the most appropriate locations for shared accommodation developments. These locations offer residents of such schemes a wide range of social and physical infrastructure, amenities, a range of public transport opportunities as well as concentrations of employment. **The proposed development would not be consistent with the transport strategy of the Dublin Transport Authority.** The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

