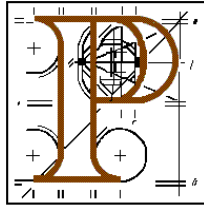


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0620

An Bord Pleanála Reference Number: PL 06D.245914

APPEAL by Crekav Landbank Investments Limited of 4 Inver Mews, Old Chapel Ground, Arklow, County Wicklow against the decision made on the 30th day of September, 2015 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of the former Europa Motors Centre building on site (circa 2,103.2 square metres) and construction of a residential development (total gross floor area circa 8,377.2 square metres including basement level) of one to four storeys in height plus set back fifth floor element over three blocks. Overall, the residential component (circa 5,050.5 square metres) shall provide for 44 number apartment units and nine number townhouse units in the form of 12 number one bed units (circa 55 to 65.1 square metres); 23 number two bed units (circa 86.2 to 108.5 square metres); and 18 number three bed units (circa 106.2 to 142.9 square metres), all with associated balcony/terrace/private rear garden areas.

Block A (four storeys with additional set back penthouse level) shall provide for 35 number apartment units (total gross floor area circa 2,857 square metres), Block B (four storeys) shall comprise nine number apartment units (total gross floor area circa 907.4 square metres); and Block C (one to three storeys) shall provide for a terraced block of nine number house units (total gross floor area circa 1,286.1 square metres). Basement level (circa 3,326.7 square metres) shall provide for 83 number car parking spaces; 66 number bicycle parking spaces; plant areas; bin storage areas; recycling areas; surface water attenuation storage area; and bins platform lift.

The development proposal shall also provide for circa 803 square metres of public open spaces; access via basement ramp from Newtown Avenue; eight number bicycle spaces at surface level; bin collection point and all associated site development works at the former Europa Motors Centre site, Newtown Avenue, Blackrock, County Dublin.

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

It is considered that the proposed development constitutes overdevelopment of the site and that it does not adequately respond to its neighbouring buildings either in terms of height particularly along the southern boundary or use of materials generally. It is further considered that the proposal would be overbearing and have a negative visual impact on the Newtown Villas Architectural Conservation Area. Communal open space is considered inadequate and of poor quality given the scale of the proposal, and the proximity of Block A to the balconies of Block B together with the location of the northern projection of Block A, would lead to loss of amenity to apartments. It is further considered that units numbers C1 and C2 have inadequate private open space. The proposal, therefore, would seriously injure the amenities of the area and of property in the vicinity and would seriously injure the amenities of residents in the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.