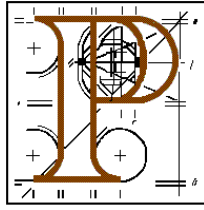


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0336

An Bord Pleanála Reference Number: PL 06S.246101

APPEAL by Fitzwilliam Real Estate Construction Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 6th day of January, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Residential development consisting of 72 number dwelling units including vehicular access from Firhouse Road, all associated site and infrastructural works including foul and surface water drainage, 106 number car parking spaces, landscaping and public open space, boundary walls and fences, roads, cycle paths and footpaths all on a site area of approximately 2.3 hectares. The site is within the curtilage of a Protected Structure (RPS reference 284). The development consists of 22 number two storey three bed and three bed semi-detached houses, eight corner blocks comprising 24 number three storey two bed apartment units with balconies and eight number two storey three bed duplex units and two blocks comprising 18 number three storey one bed and two bed apartments as follows: (i) 18 number three bed semi-detached houses (House Type B), (ii) four number two bed semi-detached houses (House Type A), (iii) 24 number two bed corner apartments (Apartment Type 02, 03, 04), (iv) eight number three bed corner duplex units (Apartment Type 01), (v) six number one bed apartments (Apartment Type 02) and (vi) 12 number two bed apartments (Apartment Type 01, 03, 04). The proposal also includes the provision of approximately 0.7 hectares of land to the north of the subject site boundary to be transferred into public ownership as part of the Dodder Valley public open space, all on lands adjacent to the Carmel of the Assumption Convent, Firhouse Road, Firhouse and to the west of the residential development at Mount Carmel Park, 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

Having regard to the design and layout of the proposed development, the Board considered that the proposal provided for an excessive amount of apartments, that the design of the proposed apartment buildings is inharmonious, that the location of the two main apartment blocks at the northern end of the scheme failed to integrate with the remainder of the development, that there were a number of north facing single aspect apartments included in the scheme and that the proposed development failed to respond in an adequate manner to its site. The Board, therefore, considered that the proposal would seriously injure the residential amenities of residents of the proposed development, and of properties in the vicinity, and would not be in accordance with 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.