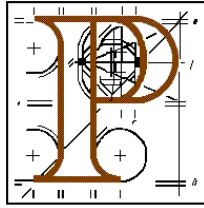


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0488

An Bord Pleanála Reference Number: PL 06D.247300

APPEAL by Frederick Jackson care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 26th day of August, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT:

- Construction of a total of 49 number dwellings consisting of 37 number detached, semi-detached and terraced two/three-storey house and 12 number apartments;
- The houses will consist of four number two/three-storey four-bedroom houses (House Types A1, A5 and A6) 33 number two/three-storey three-bedroom houses (House Types A2, A3, A4, B1, B2, B3, B4, C1, C2, C3 and C4) and all with private open space and two number car parking spaces per dwelling. House Type A2, A3, C1, C2 and C4 include an optional ground floor kitchen extension to the rear;
- The apartments will be provided within one number four-storey apartment block comprising of eight number one-bedroom apartments and four number two-bedroom apartments. The apartment block includes an undercroft car park with eight number spaces;
- Demolition of agricultural outbuildings on the site;
- Retention of Rockville House and Gatelodge (both protected structures under RPS reference number 1790) with amendments to boundary

treatment to provide for two number separate residential dwellings with private open space and curtilage car parking. The proposal also provides for the removal of the outbuilding to the rear of Rockville House;

- Provision of a new vehicular site access from Glenamuck Road South, in the approximate location of an existing agricultural access, and retention and re-use of existing vehicular access to Rockville House and Gatelodge for pedestrian and cyclist usage;
- Provision of public open space, which includes the walled garden for use by future residents;
- A total of 95 number car parking spaces, including 87 number surface and eight number undercroft car parking spaces;
- All associated site works, including internal access roads, SUDS drainage, including Swales, hard and soft landscaping and boundary treatment, to facilitate the development on a site of 2.02 hectares. This development will be the first phase of development on the residential zoned lands at Rockville House, Glenamuck Road South, Kiltiernan, Dublin. The application site contains Rockville House and Gatelodge (also known as Rockville Lodge), both protected structures under RPS reference number 1790.

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

Development of the kind proposed on the land would be premature by reference to the existing deficiencies in the road network serving the area of the proposed development and the period within which the constraints involved may reasonably be expected to cease, resulting in significant intensification of vehicular traffic on Glenamuck Road where deficiencies in capacity, width, alignment, and structural condition of the road prevail.

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

Dated this day of 2017.