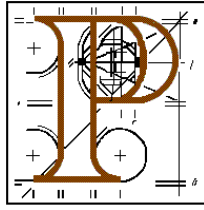


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0670

An Bord Pleanála Reference Number: PL 06D.247655

APPEAL by Kingscroft Developments Limited care of The Planning Partnership of viaFulcrum Unit 10, South Ring Business Park, Kinsale Road Roundabout, Kinsale Road, Cork against the decision made on the 3rd day of November, 2016 by Dun Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Development comprising the demolition of two number two-storey habitable dwellings and associated outbuildings/structures (totalling 534 square metres gross floor area) and the construction of a residential development (total gross floor area of 3,829.8 square metres) comprising two number four-storey apartment buildings (1,574 square metres and 683 square metres respectively), along with eight number three-storey semi-detached dwellings (totalling 1,505 square metres) to provide a total of 29 number residential units (21 number apartments and eight number houses) and associated site development works. The construction of the proposed 29 number residential unit development comprises of: Apartment Block 'Type A' arranged over four storeys consisting of 14 number residential units (three number one bed, nine number two bed and two number three bed) with a gross floor area of 1,574 square metres, associated entrance lobbies, circulation areas, lifts, stairs, internal plant and private amenity spaces; Apartment Block 'Type B' arranged over four storeys consisting of seven number residential units (three number one bed, three number two bed and one number three bed) with a gross floor area of 683 square metres, associated entrance lobbies, circulation areas, lifts, stairs, internal plant and

private amenity spaces; eight number three-storey semi-detached houses (seven number House 'Type C' with gross floor area of 186.5 square metres each and one number House 'Type D' with gross floor area of 199.5 square metres) arranged in four number buildings with total gross floor area of 1,505 square metres; The permanent closure of two number existing vehicular entrances and one number pedestrian entrance onto the Stillorgan Road; Termination of the current 'Garryknock' vehicular and pedestrian access from the neighbouring 'Fairways' residential development; Primary vehicular and pedestrian access to the proposed development will be via a new single entrance from Stillorgan Road, Bin store (24 square metres) and bicycle storage (43.8 square metres) with 22 number bicycle spaces; Boundary treatments, hard and soft landscaping, 46 number surface car parking spaces, vehicle and pedestrian circulation roads, services (including one number below ground attenuation tank and one number below ground interception storage tank) and all other ancillary and associated site development works above and below ground level, all on a site of approximately 0.48 hectares located at 'Funchal' and Garryknock', Stillorgan Road, Foxrock, 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

1. Having regard to the size, four-storey design and siting of the proposed apartment blocks, it is considered that the proposed development would be overbearing in relation to the residential properties to the north-west and would lead to excessive overlooking and overshadowing of these properties. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the car dominated layout of the proposed development, the Board considered that it would fail to create an adequate sense of place. Furthermore, the Board considered, having regard to the proposal to use land zoned "F" in the current Development Plan for the area, that the level of open space would be inadequate and at a poor peripheral location. The proposed development would, therefore, seriously injure residential amenity and 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 2017.