

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0678

An Bord Pleanála Reference Number: PL 06D.247679

APPEAL by Randalswood Construction Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 8th day of November, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of the existing nursing home and five number studio apartments and the construction of a total of 70 number residential units in three number apartment blocks (two number four storey blocks each consisting of 16 number two beds and 8 number one beds and one number four storey block [fourth storey is set-back] consisting of 2 number three beds, 14 number two beds and 6 number one beds), all with private terraces/balconies; a basement consisting of bin stores, plant rooms, 95 number car parking spaces, 4 number motorcycle spaces and 30 number bicycle spaces; 5 number visitor car spaces and 54 number bicycle spaces at surface level; upgrade works to the existing road and footpath serving the development and all ancillary landscaping, boundary treatment, engineering and site development works necessary to facilitate the development, all on lands at the former Richmond Cheshire Home, Richmond Park, Monkstown, 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

Having regard to the density, scale and layout of the proposed development, the loss of substantial screening arising from the provision of the development and the restricted separation distances between the proposed blocks and adjoining properties, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties and would depreciate the value of these properties. Furthermore, it is considered that the layout of the proposed development and the provision of substandard qualitative functional open space would provide a substandard form of accommodation for future occupiers in terms of residential amenity. The proposed development would, therefore, give rise to a poor standard of development, would constitute overdevelopment of the site and would 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.