



An  
Bord  
Pleanála

## Board Order PL 06D.248397

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D16A/0697**

**Appeal** by IRES Residential Properties Limited care of McGill Planning Limited of First Floor, 7 Fitzwilliam Street Upper, Dublin against the decision made on the 30<sup>th</sup> day of March, 2017 by Dun Laoghaire-Rathdown County Council to refuse permission to the said IRES Residential Properties Limited.

**Proposed Development:** Completion of the Rockbrook development (as originally permitted under planning register reference number D05A/1159) to include

- three number 14 storey residential blocks comprising a total of 492 number apartments (410 number two bedroom and 82 number one bedroom ranging in size from circa 51 square metres to circa 89 square metres),
- one number retail unit (circa 152 square metres), one number café (circa 148 square metres) and one number crèche (circa 374 square metres) with outdoor play area at Block 1,
- modifications to and completion of basement (three levels) now providing a total of 1,551 car spaces, 849 number bicycle spaces apartment storage, bin storage and plant/service areas,

- new basement ramp access from Carmanhall Road and modifications to existing access from Blackthorn Drive with removal of temporary ramp to Level -2,
- landscape works including completion of boulevard/civic space and provision of three number communal courtyards,
- provision of substation and LV/meter rooms (total floor area 105 square metres) and 108 short term bicycle parking spaces at ground level,
- all associated site development works, services provision and boundary treatment works,
- total gross floor area of the new development is circa 57,256 square metres.

All at site of circa 2.92 hectares located at “Rockbrook”, Sandyford Business Estate, Dublin. The site is bounded by Carmanhall Road to the south and Blackthorn Drive to the west and north.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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 existing pattern of development on the site, including Blocks A, C, and D and their accompanying pedestrian boulevards, and by reason of the location in particular of Block 1, which would encroach upon both the existing north/south boulevard and the site of a proposed urban plaza identified in Drawing Number 10 of Appendix 15 of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, it is considered that the proposed development would compromise the legibility and associated permeability of this boulevard and negate the opportunity to have a centrally placed urban plaza as a focal point to the overall development, as envisaged in the Sandyford Urban Framework Plan. The proposed development would, therefore, be contrary to the provisions of the statutory Development Plan for the area and would be contrary to the proper planning and sustainable development of the area.
2. By reason of the monolithic nature of the design of the proposed apartment blocks, and their massing, scale and bulk, and by reason of the lack of an appropriate level of supporting community facilities and the limited range of apartment sizes and types to be provided, it is considered that the proposed development would fail to comply with the principles and requirements set out in the “Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) – Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government in May 2009, and the accompanying Best Practice Design Manual, and would fail to provide a high quality living environment for future residents of the scheme. The proposed development would, therefore, be contrary to these Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

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3. It is considered, by reason of their design, siting, location and layout, that the proposed apartment blocks would result in an undue diminution in the availability of light to the existing apartments to the north, Blocks A and D, as compared to the previously approved development on this site, and would, therefore, seriously injure the residential amenities of neighbouring property and be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of                                  2017**