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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0066**

**APPEAL** by Brennanstown Co-Ownership care of IMG Planning Limited of 75 Fitzwilliam Lane, Dublin against the decision made on the 20<sup>th</sup> day of March, 2018 by Dun Laoghaire-Rathdown County Council to refuse permission to the said Brennanstown Co-Ownership.

**Proposed Development** The development will consist of the construction of a 57 number unit residential development comprising a terrace of 12 number three-storey three-bedroom houses (ranging from 141 to 146.5 square metres) and 45 number apartments (10 number one-bedroom ranging from 45.5 to 48.5 square metres), 26 number two-bedroom (ranging from 73 to 85.5 square metres) and nine number three-bedroom (ranging from 96 to 107.5 square metres.) in a three/four storey block along the Old Bray Road and Brennanstown Road frontages; the construction of a single level basement incorporating 61 number car parking spaces and plant areas; the provision of a landscaped courtyard incorporating internal access routes, public open space, 17 number surface car parking spaces (including four number accessible parking spaces), 70 number cycle parking spaces (57 resident and 13 visitor spaces), an ESB sub-station and bin storage building; the construction of a new vehicular and pedestrian access to the site from Old Bray Road and three number pedestrian entrances (two number from

Brennanstown Road and one number from Old Bray Road); and all other site works above and below the ground required to facilitate the development including the formation of seven number openings in the existing boundary wall on the Old Bray Road and Brennanstown Road frontages, all on a 0.55 hectare site on the western side of the junction of Old Bray Road and Brennanstown Road, Cabinteely Village, Dublin.

## **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**

Having regard to the prominent location of the site, to the established built form and character of Brennanstown Road and the Old Bray Road, in particular, and to the existing buildings in the immediate vicinity to the site which are considered to be of importance to the streetscape, it is considered that, notwithstanding the suitability of the site for a high density scheme, the proposed development, with particular reference to the proposed four-storey apartment block and its roof profile, would be incongruous in terms of its design, bulk and form which would represent a monolithic architectural response to the site context, would be out of character with the streetscape and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of an Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**