



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18A/0314

APPEAL by Bridgeclip Developments Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 1st day of June, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Bridgeclip Developments.

Proposed Development: Permission for development shall provide for the construction of 42 residential units and the upgrade of the existing access point to Leopardstown Road. The residential development proposed includes four blocks of 3 storeys in height, consisting of a mixture of four number one bed apartments, 12 number two bed apartments, 10 number three bed duplex apartments and 16 no. 3-bed townhouses with associated balconies on the north and south elevations of the duplex and apartment units. Garden terraces and private gardens are also provided at ground floor level. The development will also include 58 car parking spaces at ground level, c.584 sqm of landscaped communal open space including a potential link to adjoining open space at Mount Eagle Park to the south, bin storage areas, boundary treatment works, and all associated site development works above and below ground including site services and landscape works, all at circa 0.7292 hectares at Rocklawn, Leopardstown Road, 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

It is considered that the proposed development, by reason of its inadequate provision of both private open space at unit numbers 27, 28, 36, 37, 38, 39 and 40, and public open space (particularly in the absence of a confirmed access to the adjoining public open space to the south of the subject site), would conflict with the relevant provisions of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 for open space, would seriously injure residential amenity, and would be contrary to 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

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

Dated this day of 2019.