



An
Bord
Pleanála

Board Order ABP-302336-18

Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 15th day of August 2018 by Bowbeck DAC care of McGill Planning Limited, 7 Fitzwilliam Street Upper, Dublin 2.

Proposed Development:

A strategic housing development on a site of circa 2.6 hectares comprising the former residential properties of 'Tintagel', 'Auburn', 'Keelogue's', 'Villa Nova' and 'Arda Lodge', and adjoining lands under the control of Dun Laoghaire-Rathdown County Council, located at Golf Lane, Glenamuck Road South, Carrickmines, Dublin 18.

The development will consist of a residential development of 250 number apartments comprising:

- 63 number one-beds,
- 133 number two-beds and
- 54 number three-beds,

within five number blocks ranging up to six storeys over lower ground floor/basement.

The development will include

- a crèche (circa 280 square metres),
- resident's gym (circa 195 square metres),
- resident's amenity space (circa 275 square metres),
- 289 car parking spaces and 624 bicycle parking spaces at surface level and double basement,
- provision of all public/communal open spaces and play areas,
- new pedestrian/cyclist bridge, and pedestrian/cyclist crossing of Glenamuck Road South,
- all associated site development works, landscaping, boundary treatments and services provision.

This application also seeks retention permission to regularise the demolition of six number dwelling houses previously located on the application site (total gross floor area circa 1,106 square metres).

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.

