



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0792

APPEAL by Ditton Investments Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 5th day of October, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of warehouse building, disused petrol station and forecourt and two residential properties, conversion of existing office/retail building to a two-storey car dealership, with extension to rear to accommodate double height service workshop, construction of a two-four-storey over basement mixed use building to accommodate four number ground floor retail/retail service units fronting Dean's Grange Road and 40 number apartments at ground, first, second and third floors, with associated balconies, comprising nine number studios, 11 number one bedroom, 13 number two bedroom and seven number three bedroom units, separate vehicular entrances from Dean's Grange Road serving the car dealership and residential development, corporate signage to front elevation and standalone totem sign and basement and surface car parking, landscaping, boundary treatments and all associated site works and services at Dean's Grange Road, Deansgrange, Blackrock, County Dublin. The site includes the former

Statoil station and headquarters and dwellings known as “Marylands” and “Chickamauga”.

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 nature of the development, in particular the extent of the car showroom use (which is open for consideration only within the statutory zoning objective for the site) and the portion of the overall site at surface level proposed to accommodate the parking of cars associated with this use, including the provision of surface parking along a significant portion of the site frontage to Dean's Grange Road, it is considered that the proposed development would not be in accordance with Section 2.5.2 of the Deansgrange Local Area Plan 2010-2020, (redefine the building line parallel to Dean's Grange Road to create a stronger street edge; incorporate a strong tree line along Dean's Grange Road), and would fail to strengthen and improve the function of Deansgrange as a neighbourhood centre. The development in its current form would constitute the underutilisation of a prominent site which is identified as a significant redevelopment opportunity site in the Deansgrange Local Area Plan 2010-2020. It is considered that the proposed development would, therefore, materially contravene Objective RT2 of the Deansgrange Local Area Plan 2010-2020 (seek a high-quality mixed-use development at the subject site) and would 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.