



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18A/0940

APPEAL by Goodrock Project Management Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 27th day of November, 2018 2 by Dun Laoghaire Rathdown County Council to refuse permission to the said Goodrock Project Management Limited.

Proposed Development: Permission for a Phase 2B residential development. The site is located to the South-East of Phase 1 residential development permitted under planning register reference number D17A/0793 at Rockville House, Glenamuck Road South, which is currently under construction. The Phase 2B proposal relates to the construction of a four-storey apartment block comprising of 57 number residential units including 10 number one bedroom, 41 number two bedroom and 6 number three bedroom. The apartment block includes a gym facility with a gross floor area of 50 square metres at ground floor level and private, communal and public open space. The proposal includes a homezone access and parking area containing 72 number surface parking spaces, cycle parking spaces, including bike stores and bin stores. The proposal includes all associated site works,

including internal access roads, cycleways and footpaths, drainage, hard and soft landscaping and boundary treatment. The proposed development will connect to the infrastructure and services in the permitted Phase 1 residential development to the North-West and provide for future connections to other adjoining lands; all at site located to south-east of Glenamuck Road South, Kiltiernan, 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 Dun Laoghaire-Rathdown County Development Plan 2016-2022 and the Kiltiernan Glenamuck Local Area Plan 2013, and to the objective to provide a Glenamuck Link Distributor Road, it is considered that the proposed development would be premature pending the determination by the planning authority of the road layout for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

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

Dated this day of 2019.