



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/1161

APPEAL by Affinity Property Developments Limited care of Sheridan Woods Architects and Urban Planners of 14 Baggot Street Lower, Dublin against the decision made on the 11th day of February, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of the existing two-storey office building, the demolition of all existing single storey light industrial and office units on the site, the construction of new three-storey building to Mounttown Road Lower containing one number one-bedroom apartment with terrace, one number one-bedroom duplex apartment with terrace, one number two-bedroom apartment with terrace, one number two-bedroom duplex apartment with terrace, remodelled vehicular entrance to a new landscaped surface carpark to contain 26 number car parking spaces and 50 number bicycle parking spaces and a pedestrian entrance and storage area, the construction of a part two, three and four-storey block to the rear of the site containing a total of 12 number one-bedroom apartments with terraces and 18 number two-bedroom apartments with terraces arranged around landscaped courtyard gardens with communal roof terraces and associated site works, giving a total of 34 number apartments in the proposed development. All at 70 Lower Mounttown Road, Dún Laoghaire, County 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

The proposed development, by reason of its scale, height, form, insufficient boundary setback and massing would be contrary to the policies of the Dún Laoghaire-Rathdown-County Development Plan 2016-2022 in relation to infill development in transitional zones, which are considered reasonable. It is considered that the proposed development fails to respect existing residential amenities and would be visually obtrusive and overbearing in relation to these neighbouring dwellings giving rise to serious injury to residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.