



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4702/18

APPEAL by Borrisron Limited care of McCutcheon Halley Chartered Planning Consultants of Kestron House, Arran Court, Arran Quay, Dublin against the decision made on the 20th day of February, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The demolition of existing commercial buildings on site (circa 538 square metres) currently used as a car dealership and the construction of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a six-storey building with a maximum height of 21 metres to accommodate 55 number apartments consisting of 40 number one bedroom units and 15 number two bedroom units with associated balconies; circa 384.31 square metres of commercial development at ground floor level consisting of three number commercial units and a café; circa 98.82 square metres of residential shared amenity; underground parking facilities providing 37 number car parking spaces and two number motorcycle spaces; ESB substation/service room at ground floor level; bicycle lock-up parking facilities providing 64 number spaces; secure bin storage facility; circa 850.82 square metres internal courtyard and all ancillary works on a site of 0.23 hectares. Primary vehicular access to the development will be provided via Templeogue Road and

pedestrian access will be provided via Terenure Road West, all at 1-13 Templeogue Road, and 2-6 Terenure Road West, 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

1. Having regard to the unique characteristics of the prominent corner site, it is considered that the proposed development, by reason of its design, overall height, bulk, scale and mass, would fail to respond to the site context, would not contribute to a sense of place making, would be monolithic and would visually dominate and seriously injure the character of the streetscape. The proposed development would represent a visually discordant feature that would be detrimental to the character of this area. The proposed development would, therefore, contravene the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, scale, bulk, mass and overall height of the development in the context of its surroundings, it is considered that the proposed scheme would be overbearing when viewed from adjacent residential properties and would seriously injure the residential amenities of these properties through undue overbearing visual impact and failure to provide a transition in scale with existing development. As such, the proposed development would seriously injure the amenities of property in the vicinity. 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.