



Planning and Development Acts 2000 to 2019

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 20th day of December 2019 by Cornel Living Limited care of Brock McClure, Planning and Development Consultants, 63 York Road, Dún Laoghaire, County Dublin.

Proposed Development

A planning permission for a strategic housing development on a site of circa 2.14 hectares at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18.

The proposed development will consist of the construction of a new residential development of 468 number units in the form of:

- (a) 452 number apartment units (41 number studio apartment units, 257 number one-bed apartment units, 136 number two-bed apartment units; and 18 number three-bed apartment units)
- (b) 16 number house units (10 number three-bed semi-detached house units and six number one-bed bungalow units).
- (c) A café / restaurant of circa 140 square metres; office space of 149 square metres; concierge of circa 149 square metres and central residential tenant amenity space of circa 458 square metres is also proposed.

The following Build-to-Rent residential development is provided:

1. 452 number Build-to-Rent apartment units (ranging from one to twelve storeys in height) in the form of eight number new residential blocks (Blocks A - H) as follows:
 - (a) Block A (eight to twelve storeys) comprising 134 number apartments (12 number studio units, 93 number one-bed units and 29 number two-bed units);
 - (b) Block B (two to nine storeys) comprising 103 number apartments (18 number studio units, 65 number one-bed units; 14 number two-bed units and six number three-bed units);
 - (c) Block C (six to seven storeys) comprising 82 number apartments (six number studio units, 60 number one-bed units and 16 number two-bed units);
 - (d) Block D (five storeys) comprising 36 number apartments (one number studio unit, five number one-bed units; and 30 number two-bed units);
 - (e) Block E (four storeys) comprising 29 number apartments (four number one-bed units; and 25 number two-bed units);
 - (f) Block F (two to four storeys) comprising 56 number apartments (four number studio units, 24 number one-bed units; and 16 number two-bed units and 12 number three-bed units);
 - (g) Block G (three storeys) comprising six number apartments (three number one-bed units and three number two-bed units);
 - (h) Block H (three storeys) comprising six number apartments (three number one-bed units and three number two-bed units).
2. 10 number three-bed semi-detached houses (two storey) and six number one-bed bungalows (one storey) are proposed.

Adjacent to the existing pedestrian and vehicular access point from Old Bray Road there will be a café/restaurant of 140 square metres and residential amenity area at ground and first floor providing resident support services and concierge services of 149 square metres. At first floor level is a proposed commercial office space of circa 149 square metres.

Located centrally within the development attached to the southern gable of Block B there is a two-storey residential amenity space of circa 458 square metres providing for resident support facilities and amenities including reading room, lounge, gym and terrace.

Each residential unit will be afforded with private open space in the form of a balcony/terrace/roof terrace or private rear garden area. Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards and gardens.

274 number car parking spaces (273 number at basement level and one number at ground level), 616 number bicycle parking spaces (512 number at basement level and 104 number at ground level) and 12 number motorcycle spaces (12 number at basement level) are proposed.

Basement areas of circa 9,024 square metres are proposed (Level -1) and include car parking, waste management areas and plant areas. Three number Electricity Supply Board substations and three number switch rooms (circa 77 square metres combined) are proposed at ground level.

The development shall be served via the existing vehicular access point from the Old Bray Road. Upgrade works are proposed to this vehicular access point to facilitate the proposed development and to provide for improved access and egress for the overall development.

Provision is made for new pedestrian connections to Willow Grove, the N11, and Cornelscourt Village. Provision is also made for a new cyclist connection to the N11. A drop-off zone is also proposed at the entrance to the site.

The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, attenuation proposals, permeable paving, all landscaping works, boundary treatment, internal roads and footpaths, and electrical services.

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.

Reasons and Considerations

1. The proportion of single aspect apartments in the proposed development would contravene Specific Planning Policy Requirement 4 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of the Housing, Planning and Local Government in March 2018. In addition, the level of communal open space provision is below the minimum standard set out in Appendix 1 of the guidelines. The proposed development would, therefore, fail to provide an adequate level of residential amenity for future occupants of the scheme and would be contrary to Ministerial guidelines issued to planning authorities under section 28 of the Planning and Development Act 2000, as amended.

2. The proposed development would be premature having regard to the existing deficiencies in the wastewater sewerage network in the area and the period within which this constraint may reasonably be expected to cease.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2020