



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0324

APPEAL by Randalswood Holdings Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 10th day of December, 2019 by South Dublin County Council to refuse permission to Randalswood Holdings Limited.

Proposed Development Change of use from office use to residential use, together with extensions and modifications of the existing blocks known as Block A and Block C and associated atrium, into 86 number residential units consisting of 69 number one-bedroom apartments and 17 number two-bedroom apartments with associated staff areas, Block A across ground to fourth floor: the proposal includes the removal of the existing fourth floor, part removal of the existing podium slab between ground floor level and lower ground floor level, upgrading of the existing external fabric of the building together with internal removal works and modifications to internal layouts to accommodate the proposed residential units, the proposal also includes the construction of a replacement fourth floor and five-storey extension of the blocks to the north, atrium across ground to fourth floor: the proposal includes the upgrading of the existing external fabric of the building, modifications to the structure to include the construction of one number additional floor,

together with modifications to internal layouts to accommodate the proposed residential units, Block C across ground to fifth floor: the proposal includes the upgrading of the existing external fabric of the building together with internal removal works and modifications to internal layouts to accommodate the proposed residential units, together with the construction of one number additional floor, the development also includes modification of the existing lower ground floor car park and ground floor car park area to include landscaped areas, public open space areas, surface and lower ground floor car parking, motorcycle parking, cycle parking and bin storage, all with associated signage, drainage, mechanical plant, roof gardens with associated access and site development works, while maintaining the existing site and basement entrances on completion, all at Dolcain House, Monastery Road, Clondalkin, 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 over-provision of one-bedroom apartment units, the inclusion of single-aspect north facing units, the absence of appropriate privacy screening to the ground floor level units and the poor quality communal open space, it is considered that the proposed development would conflict with the minimum standards recommended in the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued by the Department of Housing, Planning and Local Government in March, 2018, and as such, would result in a poor standard of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed site access arrangements, which do not include dedicated pedestrian and cycling infrastructure to serve future occupants of the residential scheme, it is considered that the proposed development would represent an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrians and cyclists and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.