



An  
Bord  
Pleanála

**Board Order**

**ABP-306471-20**

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## **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 21<sup>st</sup> day of January 2020 by Ironborn Real Estate Limited care of Stephen Little and Associates, 26/27 Upper Pembroke Street, Dublin 2.

### **Proposed Development**

A planning permission for a strategic housing development at this site (circa 2.8 hectares), at Sector 3, Aikens Village in the townland of Woodside, Stepside, County Dublin. The site is generally bounded by Atkinson Drive and the adjoining open space lands to the west, by Thornberry Road to the north, Sandyford Hall residential development adjacent to Ferncarrig Avenue to the east, and to the south by Village Road and the east / west linear park which connects with the adjoining Sandyford Hall residential development.

The proposed development consists of:

- 444 number units:
  - 120 number one-bedroom units,
  - 310 number two-bedroom units,
  - 14 number three-bedroom units,arranged in nine number blocks ranging in height from two to eight storeys over two number independent single level basements. Private patios / terraces and

balconies are provided for all apartment units. Upper level balconies are proposed on elevations of all multi-aspect apartment buildings.

- Blocks A – D are located above Basement 1 (7,085 square metres gross floor area) and Blocks F – J are above Basement 2 (6,669 square metres gross floor area).
- Provision of one number childcare facility (circa 527 square metres gross floor area) in Block K.
- Provision of tenant amenity space / communal areas (circa 1,389 square metres gross floor area) in Block C and Block K.

And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including:

- New vehicular access to Basement 1 from Atkinson Drive and new vehicular access to Basement 2 from Thornberry Road.
- Provision of approximately 3,857 square metres public open space, including a public plaza onto Village Road.
- Provision of 455 number car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive.
- Provision of 594 number bicycle parking spaces.
- Communal bin storage and plant provided at basement level and additional plant provided at roof level.

## **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. Having regard to the existing deficiency in the provision of adequate wastewater infrastructure serving the subject site and the lack of certainty in relation to the wastewater network capacity to accommodate the proposed development without increasing the risk of flooding, it is considered that the proposed development would be premature by reference to the existing deficiencies in the provision of wastewater facilities and the period within which this constraint may reasonably be expected to cease. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as connections and inclusivity. At the neighbourhood level it is considered that the proposed development has failed to successfully address the criteria of connections and inclusivity. The arrangement of apartment blocks and the position of Blocks E and K, in particular, decreases the availability of attractive routes in and out of the development for pedestrians and cyclists. The main central area described as public open space is not readily accessible with Blocks E and K presenting an unnecessary physical and visual barrier to the space, which is considered would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the “Urban Design Manual – a Best Practice

Guide” and to Policy UD 1 – Urban Design Principles of the Dún Laoghaire Rathdown County Development Plan 2016-2022.

The positioning of apartment blocks also results in sub-optimal separation distances between some blocks and fails to ensure high quality living environments for some apartment units that rely on single aspect and, as such, would be contrary to 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 with regard to living spaces that should provide for direct sunlight for some part of the day has not been met satisfactorily.

The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of    2020**