



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0851

APPEAL by Cecilian Holdings Limited care of Thornton O'Connor of Number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 8th day of January, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: (1) The demolition of the existing single storey dwelling, ancillary buildings, existing boundary wall along Bird Avenue and complete removal of existing vegetation within the confines of the site. (2) Construction of a new part three-storey, part two-storey building comprising six number two-bedroom apartments including integrated refuse and bicycle stores, external communal terrace and external private balcony for each apartment. (3) Relocation of existing entrance to site to provide new site entrance, hard landscaped entrance forecourt and seven number off-street parking spaces. (4) New boundary treatment to existing boundaries. (5) All associated site services, drainage installations, external lighting and landscaping to be carried out in conjunction with works. All at Rose Cottage, Bird Avenue, 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, having regard to the scale and quantum of development proposed, would give rise to overdevelopment of a restricted site. Notwithstanding its compliance with the quantitative requirements for communal open space as set out in Appendix 1 of 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, by reason of its inadequate quantitative provision of communal open space, the proposed development would conflict with the provisions of the current development plan for the area and with the qualitative standards set out in the Guidelines and, overall, would constitute an unacceptable level of development on this site. 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 2020.