

Board Order ABP-307257-20

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City 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 29th day of May 2020 by Belwall Limited care of Downey Planning, 1 Westland Square, Pearse Street, Dublin 2.

Proposed Development:

A planning permission for a strategic housing development at Saint Columban's and Number 25 Hole in the Wall Road, Donaghmede, Dublin 13.

The proposed development will consist of a residential development comprising 438 number apartments:

- 55 number studios;
- 150 number one-bedroom units and
- 233 number two-bedroom units,

across four number apartment blocks ranging from five storeys to eight storeys in height with balconies/terraces to all elevations.

The apartment blocks consist of the following:

- Block A five-storey apartment block comprising 17 number studios; 51 number one-bedroom units and 73 number two-bedroom units.
- Block B eight-storey apartment block comprising 16 number studios; 22 number one-bedroom units and 46 number two-bedroom units.
- Block C seven-storey apartment block comprising 15 number studio units;
 18 number one-bedroom units and 40 number two-bedroom units.

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- Block D six-storey (part five storey and part six storey) apartment block comprising seven number studio units; 59 number one-bedroom units; and 74 number two-bedroom units;
- residential amenity facilities and concierge/management suites in Blocks A and D;
- one number childcare facility with outdoor play area at ground level of Block
 A with adjacent creche drop-off area;
- 317 number car parking spaces (with 36 number spaces at surface level,
 128 number spaces at lower ground level and 153 number spaces at upper ground level below podium level communal open space courtyards);
- 816 number bicycle parking spaces (including 10 number spaces within the childcare facility) and 10 number motorcycle spaces;
- landscaping, including communal open space, public open space, and children's play spaces;
- public lighting;
- boundary treatment including new public footpath to R139 road to the south;
- three number Electricity Supply Board substations;
- plant and waste storage areas at ground floor level;
- solar panels/photovoltaic to roof levels;
- one number new vehicular and pedestrian entrance and one number new pedestrian/cyclist access to The Hole in the Wall Road to the east;
- two number new pedestrian/cyclist accesses and emergency vehicle access/egress onto the R139 to the south and
- all associated engineering, infrastructural and site development works
 necessary to facilitate the development, including the demolition of the
 existing two-storey dwelling at Number 25 Hole in the Wall Road and the
 two-storey Saint Columban's building and all associated outbuildings and
 structures.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

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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

Having regard to the Ministerial guidelines for Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2018, it is considered that the proposed arrangement of apartment layouts and siting of blocks within the scheme would result in inadequate separation distances between blocks, and between habitable rooms and balconies, resulting in overlooking and overshadowing of habitable rooms and private amenity areas which would seriously injure the residential amenity for future occupiers of the units. 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 2020

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