



Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0440

APPEAL by Irish Residential Properties REIT Plc care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 18th day of August, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The proposed development will substantially complete the Beacon South Quarter mixed use scheme and will be constructed over the existing basement level, which extends beneath the subject site as permitted under Register Reference D04A/0618, as amended. The development will consist of a nine-storey mixed-use building (circa 5,335 square metres), including mezzanine level, over the existing Level -02 basement, comprising one number retail/café unit (circa 197.4 square metres) arranged over two levels (Street Level -01 and Plaza Level 00); 51 number apartments arranged across floor Levels -01 to 07 (14 number one-bedroom units, 22 number three-bedroom units and 15 number three-bedroom units), with shared external deck areas, terraces and balconies to the south-eastern and north-western elevations; the provision of wind mitigation measures to the west and north-west elevations; the provision of a pedestrian bridge (25 square metres) linking Level 2 of the proposed Block B3 with the existing Block C to the south-east; the provision of resident amenity areas including a

lounge/library at Street Level -01 (circa 34 square metres), gymnasium at Plaza Level 00 (circa 46.2 square metres) and a rooftop amenity area (circa 241.2 square metres) with associated amenity room (circa 53.7 square metres). Lift access is proposed at Street Level -01 and Plaza Level 00 to serve the apartments and associated amenity areas. The development will also consist of the provision of a publicly accessible children's playground area (circa 520 square metres) within the existing Beacon South Quarter Plaza (Level 00); the provision of 31 number car parking spaces and two number motorcycle parking spaces in lieu of the previously permitted storage use at the existing basement level -03 of Block B4 to serve the proposed residential units; the provision of a bicycle store (105.2 square metres) providing 104 number long-stay bicycle parking spaces at Plaza Level 00 within the proposed Block B3 and 12 number short-stay bicycle parking spaces at Street Level -01 adjacent to Blackthorn Drive; the replacement of two number existing car parking spaces on Blackthorn Drive with a loading/set down area and the provision of two number accessible car parking spaces. Vehicular access to the Basement Level -03 will be from the existing ramp to the east of the site via Blackthorn Drive. Pedestrian access to the proposed development will be provided from Blackthorn Drive and the existing Plaza Level 00. Refuse storage will be provided in the existing Basement Level -01 of Block B2. The proposed development will also include all piped infrastructure and ducting, green roofs, photovoltaic panels at roof level; lift access and stair cores; site landscaping and boundary treatments (at Street Level -01, Plaza Level 00 and to the existing car parking area along Blackthorn Drive) and all associated site development and excavation works above and below ground. Site comprising of previously permitted Block B3 site (circa 0.1628 hectares) located adjacent to, Blackthorn Drive, Beacon South Quarter, Sandyford Business Estate, Dublin, application site also includes part of the existing Beacon South Quarter Plaza.

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. The proposed development is located within a designated Mixed Use Inner Core (MIC) where it is an objective (MC4) to limit the number of additional residential units. Having regard to the policies and objectives in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Sandyford Urban Framework Plan 2016-2022 as contained in Appendix 15 and to the provisions for a predominance of employment uses in the site and environs, it is considered that the proposal for additional housing at this location would constitute an unacceptable quantum of residential development at this location, would contravene materially objective MC4 and would directly conflict with the provisions of the Sandyford Urban Framework Plan for balanced land use and a planned approach to sustainable development.

2. The proposed development, by reason of the proximity and relationship between the proposed development and residential units to the east, and the quality of the proposed street level residential units at this location, would not provide a satisfactory living environment for future and existing residents of the neighbouring block. The proposed development would seriously injure the residential amenities of the area by reason of overshadowing and loss of light, loss of privacy and undue disturbance and would, therefore, be contrary to the guidance in respect of quality housing and protection of amenities as provided for in Sustainable Urban Housing: Design Standards for New Apartments (2018 and 2020) and Sustainable Residential Development Areas – Guidelines for Planning Authorities (2009). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 10th day of Jan. 2022

