



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended in accordance with plans and particulars, lodged with An Bord Pleanála on the 16th day of October 2020 by Randalswood Construction Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin 2.

Proposed Development comprises of the following:

Demolition of all existing structures on site and the construction of a residential development comprising of 122 number apartment units -

- One number studio,
- 57 number one-beds,
- 58 number two-beds
- Six number three-beds

within two number blocks (ranging in height from four to seven storeys over basement), all of which will be provided as follows:

(a) Block A containing a total of 58 number apartments comprising of –

- 31 number one-beds,
- 27 number two-beds

in a building four to five storeys over basement in height, and all apartments provided with private balconies and terraces;

(b) Block B containing a total of 64 number apartments comprising of

- one number studio,
- 26 number one-beds,
- 31 number two-beds,
- six number three-beds,

in a building five to seven storeys over basement in height, and all apartments provided with private balconies and terraces.

The development also includes the construction of a basement providing 122 number car parking spaces, 246 number bicycle spaces, five number motorcycle spaces, and a plant room and bin stores. The proposal also incorporates 24 number bicycle spaces at surface level;

One number Electricity Supply Board sub-station; public lighting; boundary treatments; landscaping including play equipment; upgrades to public realm including works to existing road and footpath; future pedestrian access indicated at boundary with Dalguise lands subject to agreement; and all associated engineering and site works necessary to facilitate the development all located at lands formerly known as Richmond Cheshire Home, Richmond Park, Monkstown, County Dublin.

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. The Board considered that the proposed development would seriously injure the residential and visual amenities of adjoining properties by reason of its design, scale and mass in particular in respect of the increased levels of overshadowing, overlooking and visual impact and represented overdevelopment of a restricted site, relative to the existing and permitted development on site. The proposed development is considered contrary to the criteria set out in Section 3.2 and Specific Planning Policy Requirement 3 of the Urban Development and Building Heights Guidelines for Planning Authorities, prepared by the Department of Housing, Planning and Local Government in December 2018 and to the policies and guidelines of Appendix 9 (Building Height Strategy) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board considered that the proposed development by reason of the extent of north facing apartments, and restricted outlook of a significant number of the south and west facing apartments, as well as the layout, location and the sub optimal quality of the proposed public and communal open space and the extent of the retaining wall to the south and west of the site would seriously injure the residential amenities of future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

