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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D20A/0529**

**APPEAL** by Hanobu care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 18<sup>th</sup> day of September, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Permission is sought for development comprising of amendments to previously approved development, planning register reference number D19A/0201, An Bord Pleanála appeal reference number ABP-305309-19. The alterations comprise of: 1. inclusion of plant room to be located within the ground floor of the permitted apartment block, and the omission of the secondary ground floor entrance into the apartment block. 2. Addition of two number two-bedroom apartments and associated open space and amendment of the apartment block from four storeys to five storeys and internal modifications to the permitted apartments layouts. 3. Amended fenestration detail on all elevations with some additional openings, amendments to finishing materials, omission of chimneys, amendments to finished floor levels of the terraced houses, units 1-5. 4. Revisions to bin store and pedestrian entrance off Grove Avenue. 5. Relocation of pedestrian entrance off Priory Avenue and amendment of the boundary treatment to Priory Avenue. 6. Amendment to the southern boundary wall between the

subject site and the adjoining neighbour, 'Forgney Grove', 1 Grove Avenue, Blackrock, Co Dublin 7. Relocation of the secure cycle parking structure and the addition of two number Sheffield bike stands to accommodate four number additional cycle parking spaces. 8. All associated site works necessary to facilitate the development. The development is otherwise identical to that approved, in terms of site and road layout, car parking, drainage and the unit areas provided. All on lands at Oldmeadow, Priory Avenue/Grove Avenue, Blackrock, County 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

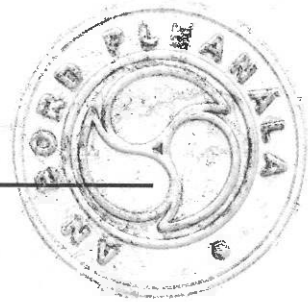
Having regard to the scale and height of the amended scheme which proposes two additional units, the consequent inadequacy of communal open space and level of car parking, the proposed development would result in an unacceptable overdevelopment and intensification of the site, would seriously injure the residential amenities of future residents of the development and of adjoining residential properties, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Terry Prendergast*

**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *15<sup>th</sup>* day of *June* 2021.