

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 20th day of July 2021 by Green Urban Living N11 Limited care of KPMG Future Analytics, 1 Stokes Place, Saint Stephen's Green, Dublin.

Proposed Development comprises of the following:

Build to Rent residential development, 24,195 square metres gross floor area, comprising 256 number apartments, 105 number one-bed, 145 number two-bed and six number three-bed, in four number blocks ranging in height from one to eight number storeys above ground level including, and connected by, single storey podiums, and non-residential uses, totalling 604 square metres gross floor area, and an AstroTurf pitch, 2,242.4 square metres. The development is described on a block by block basis as follows:

1. Block A, 6,375 square metres gross floor area: one to five number storeys over lower ground floor level apartment building with 59 number apartments comprising 22 number one-bed apartments and 37 number two-bed apartments, all with associated private gardens or balconies. Block A also includes the provision of a crèche, 363 square metres gross floor area with associated outdoor play area, 101 square metres and a café unit, 135 square metres gross floor area, at lower ground floor level.

2. Block B, 5,930 square metres gross floor area: one to seven number storeys apartment building with 65 number apartments comprising 39 number one-bed apartments, 23 number two-bed apartments and three number three-bed apartments, all with associated private gardens or balconies.
3. Block C, 6,447 square metres gross floor area: one to six number storeys apartment building with 68 number apartments comprising 22 number one-bed apartments and 46 number two-bed apartments, all with associated private gardens or balconies.
4. Block D, 6,172 square metres gross floor area: one to eight number storeys apartment building with 64 number apartments comprising 22 number one-bed apartments, 39 number two-bed apartments and three number three-bed apartments, all with associated private gardens balconies.

Provision of internal resident support facilities and resident services and amenities, including concierge, lobbies or lounges, communal workspaces, meeting rooms and a residents only gym and changing facility, totalling 946 square metres, located at lower ground and ground floor levels; communal open space in the form of podium courtyards with play facilities, totalling 2,244 square metres; and public open space with play facility, 4,378 square metres.

Provision of a new AstroTurf pitch, 2,242.4 square metres, and associated floodlighting and three metre ball-stop netting over 2.4 metre perimeter fence; a bin store or vehicle shed, 106 square metres gross floor area; and a new vehicular and pedestrian entrance and associated road and footpath off Wyattville Park Road for Saint Laurence's College.

Access to serve the proposed development will be provided via a new multimodal entrance to the site from Wyattville Park Road together with a dedicated new entrance to serve the existing school. The development will include internal roads and footpaths; a pedestrian or cycle link from the N11 Road to Wyattville Park which will be accessible by the public and also facilitate access for emergency vehicles; and the partial demolition of the existing wall at Wyattville Park to facilitate access to the site and the temporary removal of part of the existing wall fronting the N11 Road



at the southwestern corner of the site to facilitate construction access via the N11 Road slip road. The temporary construction access via the N11 Road slip road will be decommissioned and the associated boundaries and playing field finishes reinstated following the construction phase.

200 number car parking spaces are provided in total, including 80 number parking spaces at grade, 50 number residential parking spaces including two number disabled parking spaces, 10 number visitor parking spaces, nine number café parking spaces including one number disabled parking space, six number crèche staff parking spaces, three number parent and child parking spaces and two number carpool parking spaces; 60 number residential parking spaces, including three number disabled parking spaces and 10 number electric vehicle parking spaces below the podium courtyard between Blocks A and B; and 60 number residential parking spaces, including three number disabled parking spaces and 10 number electric vehicle parking spaces, below the podium courtyard between Blocks C and D; 10 number motorcycle parking spaces at grade; and a setdown area at grade.

583 number bicycle parking spaces are provided for residents and visitors, including nine number short stay bicycle parking spaces at grade and 574 number bicycle parking spaces at ground floor level, 202 number residential spaces, 71 number visitor spaces, three number café staff spaces and six number crèche staff spaces in two number enclosed spaces in Block B; five number residential spaces below the podium courtyard between Blocks A and B; 202 number residential spaces and 80 number visitor spaces in two number enclosed spaces in Block D; and five number residential spaces below the podium courtyard between Blocks C and D.

Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development and associated signage, including 10 number stores, totalling 563.4 square metres; two number bin stores, totalling 96 square metres; one number Electricity Supply Board substation, 15.1 square metres; one number electric switch room, seven square metres; one number telecoms room, 4.3 square metres; mechanical and electrical installations; one number cold water storage tank and booster set room, 75 square metres; public

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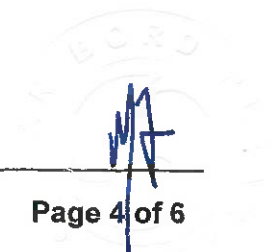
lighting; retaining walls; boundary treatments; hard and soft landscaping; Sustainable Urban Drainage Systems; green roofs; and water, surface water drainage and foul drainage works; and all associated site strip and excavation above and below ground all located at lands associated with Saint Laurence's College, Wyattville Park, Loughlinstown, County Dublin.

Decision

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

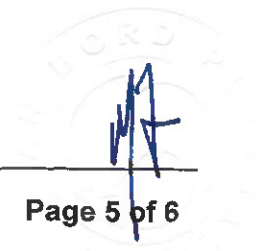
Matters Considered

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. Having regard to the design and layout of the development and the proposed treatment of the public and communal spaces within the scheme, it is considered that the proposed development will have an overbearing impact on adjacent residential properties at Wyattville Park, fails to integrate successfully with the public realm at Wyattville Park and Saint Laurence's College and does not make a positive contribution to the character and identity of the area. The development would, therefore, seriously injure the amenities of residential properties at Wyattville Park and is considered to contravene Policy UD1 'Urban Design Principles' of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, which seeks to ensure that all development is of high quality design that assists in promoting a 'sense of place'. The development would also fail to respond satisfactorily to the provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009; in particular Criteria Numbers 1 Context, 6 Distinctiveness, 7 Layout, 8 Public Realm and 12 Detailed Design. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development fails to meet the criteria set out in 3.2 of Specific Planning Policy Requirement 3 as set out within the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018; in that at both town and streetscape level, the proposed development fails to successfully integrate into the existing character of the area, given the overbearing relationship with adjacent residential properties at Wyattville Park and the poor quality of public realm at the north eastern end of the site, where the development interacts with Wyattville Park and Saint Laurence's College. The proposed development, therefore, would result in a visually dominant and overbearing form of development when viewed from the public realm and does not provide the optimal design solution for the site. The proposal would be contrary to the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018; and would, therefore, be contrary to the proper planning and sustainable development of the area.

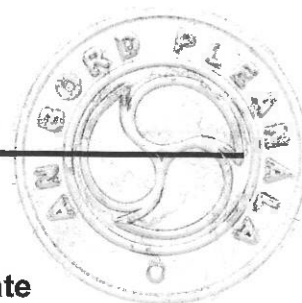


Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 8th day of November 2021