

An
Bord
Pleanála

Board Order
ABP-311099-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0464

Appeal by Triple Rock Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 15th day of July, 2021 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of a two-storey residential dwelling and attached single storey outbuildings on site (total floor area approximately 501.58 square metres) and the construction of 22 number residential apartment units in the form of one number four-storey residential apartment block over part undercroft basement level/part basement level. The development shall provide for two number studio apartment units, 18 number two-bedroom apartment units and two number three-bedroom apartment units, ranging in size from approximately 43.77 – 165.17 square metres, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via Atmospheric Road. The proposed development shall also provide for 19 number car parking spaces (nine number spaces at undercroft basement level and ten number spaces at surface level); a new single storey bicycle/bin storage building (approximately 75 square metres) at the entrance to the site to accommodate a storage area for 27 number bicycle spaces (approximately 45 square metres) and a bin storage area (approximately 30 square metres); four number cargo bicycle spaces in a lock up area at undercroft basement level; a new public bicycle storage lock up (including two number electric bicycle charging points),

bicycle sharing facility and public seating area along Atmospheric Road; storage areas for apartments at basement level; all open space areas, including play area; all boundary treatment; green roofs; solar panels; site services and all associated site development and landscaping works, all on an overall site of approximately 0.26 hectares on lands at 'The Barn', Atmospheric Road, Dalkey, County Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The section of The Metals/Atmospheric Road over which the proposed development is to be accessed comprises an important local pedestrian/cycle route. This laneway lacks sufficient capacity to safely accommodate the additional vehicular movements which the proposed development would generate along with existing and future cyclist/pedestrian movements anticipated on this important local pedestrian/cycle route. It is considered that the proposed development (including the revised proposal received by An Bord Pleanála on the 11th day of August, 2021) would constitute over development of the site, would result in an unsuitable level of intensification of use of the subject site, and would endanger public safety by reason of traffic hazard. This traffic safety issue would be further exacerbated by the overspill onto the adjacent public walk/cycle way and road network resulting from the low level of car parking provision on site. Furthermore, it is considered that the scale of the proposed development would be inconsistent with Specific Local Objective 27 and Policy Objective HER28 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which both encourage The Metals use as a walking and cycling route between Dun Laoghaire and Dalkey. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

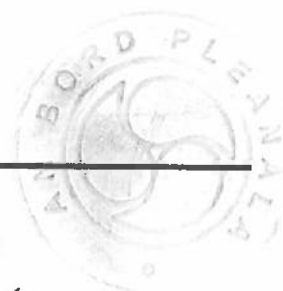
2. Having regard to the height, scale, mass and design involved in the proposed development (as received by the planning authority on the 21st day of May, 2021), it is considered that the proposed development would have a negative impact on the residential amenities of the properties to the immediate north and east of the site by reason of overbearing and overlooking. The proposed development would be contrary to Policy Objective PHP20 (Protection of Existing Residential Amenity), as set out in Section 4.3.1.3 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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



Dated this *21st* day of *May*, 2023.