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**Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: D21A/0825**

**APPEAL** by DKG Properties Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin against the decision made on the 8th day of November, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition of properties numbers 46A-49 Patrick Street, construction of a Build-to-Rent apartment complex of three to four storeys comprising 22 number units (three number studios, 12 number one-bed, five number two-bed, two number three-bed), provision of communal open space, resident support facilities and resident services/amenities including communal room/resident's gym, communal laundry, concierge/postal area, and provision of car parking (surface/undercroft) and cycle parking, bin stores and all associated site development works, landscaping, boundary treatments and services at 45-49 Patrick Street, and Rogans Court, Dún Laoghaire, County Dublin.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

*pm*

## Reasons and Considerations

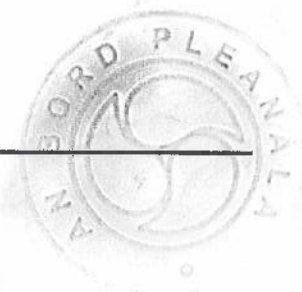
Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and to the design and layout of the proposed development, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the configuration of the proposed built-to-rent units in close proximity to the existing on-site office buildings and undercroft car parking, the over-provision of carparking for existing on-site office buildings, and the poor quality provision of private open space which will be largely overlooked from Patrick Street at ground floor level and by the communal open space and rear offices at first floor level. The proposed development would be contrary to Policy Objective PHP42 of the development plan in relation to provision of high-quality design and would give rise to an unsatisfactory standard of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Peter Mullan**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this *18<sup>th</sup>* day of *May*, 2023.