



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City 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 21st day of December 2021 by Herberton Road Development care of KPMG Future Analytics of 1 Stokes Place, St. Stephen's Green, Dublin.

Proposed Development comprises of the following:

The development will consist of the demolition and clearance of all existing vacant warehousing and commercial structures and hardstanding (circa 4,299.9 square metres) and the construction of a development consisting of Build to Rent residential units (circa 12,399.5 square metres gross floor area (excluding basement) comprising 137 number apartments (eight number studios, 74 number one-bed, 50 number two-bed and five number three-bed) in six number blocks ranging in height up to eight storeys over basement level (circa 1,897 square metres gross floor area) with private open spaces as balconies and terraces and a retail unit on ground floor level fronting onto Herberton Road (circa 199.7 square metres gross floor area). The total gross floorspace of the overall development is 14,296.5 square metres (including basement), of which 14,096.8 square metres is residential and 199.7 square metres is non-residential.

The development is described on a block by block basis as follows:

- (a) Block A (1,337.7 square metres gross floor area): two to three storey over basement apartment building consisting of 15 number apartments with

associated balconies and terraces comprising three number studio apartments, five number one-bed apartments and seven number two-bed apartments. Block A includes the provision of bicycle parking at basement level (110 number spaces) which is served by a dedicated bicycle lift;

- (b) Block B (1,481.8 square metres gross floor area): three storey apartment building consisting of 17 number apartments with associated balconies and terraces comprising one number studio apartment, eight number one-bed apartments and eight number two-bed apartments;
- (c) Block C (2,152.7 square metres gross floor area): five storey apartment building consisting of 25 number apartments with associated balconies and terraces on all sides comprising one number studio apartment, 10 number one-bed apartments and 14 number two-bed apartments;
- (d) Block D (4,083.1 square metres gross floor area: eight storey apartment building over basement consisting of 45 number apartments with associated balconies and terraces comprising two number studio apartments, 30 number one-bed apartments, eight number two-bed apartments and five number three-bed apartments. Block D also includes the provision of a communal laundry room at basement level;
- (e) Block E (1,928.5 square metres gross floor area): five storey over basement apartment building consisting of 19 number apartments with associated balconies and terraces on all sides comprising one number studio apartment, seven number one-bed apartments and 11 number two-bed apartments. Block E also includes the provision of bicycle parking at basement level (58 number spaces);
- (f) Block F (1,415.7 square metres gross floor area): five storey mixed-use building consisting of 16 number apartments with associated balconies and terraces on all sides comprising 14 number one-bed apartments and two number two-bed apartments and a retail unit (199.7 square meters gross floor area) on ground floor level facing on to Herberton Road.

The proposed development also includes the provision of internal resident support facilities and resident services and amenities, including a reception hub, parcel room, multi-purpose and screening area, laundry room, meeting rooms, bookable function rooms, work and study room, coffee facilities, games room, a gym and fitness room and a communal roof terrace at second floor level located in Blocks D and E (totalling 657.3 square metres), as well as hard and soft landscaped external communal amenity spaces at ground level, including perimeter amenity spaces with integrated play facilities, seating areas, perimeter walk known as 'Amenity Areas' A to E and a central courtyard space (totalling circa 2,365 square metres). Access to serve the proposed development will be provided via a single, multi-modal, raised platform entrance onto Herberton Road at approximately the same location as the existing entrance.

The proposal includes 60 number car parking spaces, of which 49 number spaces are at basement level and 11 number spaces are at surface level including three number accessible car parking spaces, 5 number dedicated car share spaces and six number spaces with electric vehicle charging facilities); two number motorbike parking spaces; and 316 number bicycle parking spaces (246 number resident parking spaces and 70 number visitor parking spaces) to be managed per the submitted Transportation Assessment Report.

Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development, service and plant facilities including an Electricity Supply Board Substation, switch room, communications room, generator room and plant rooms (totalling 276.2 square metres), refuse stores (totalling 96.9 square metres), public lighting, extensive boundary treatments, green roofs, rooftop photovoltaic arrays, water services and all necessary site development and infrastructural works all located at the former G4S Property, Herberton Road, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the surrounding urban structure and the disposition of the buildings on the site, to the form and scale of the proposed development and the separation distances to the site boundaries of adjoining properties, it is considered that the proposal does not provide an appropriate transition in scale or have due regard to the nature of the surrounding urban morphology. The proposed development is considered overly dominant, would have an excessively overbearing effect on adjoining property and would unduly overlook third party private open space. Furthermore, it is considered that the proposed development would have a negative impact on the development potential of adjoining property. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and the character of the area and would be contrary to the proper planning and sustainable development of the area.
2. The Board considered that the proposed development by reason of the sub optimal quality of the proposed communal open space and its limited access to sunlight 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

Terry O Niadh

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Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this *20th* day of *June*, 2022

