

An  
Bord  
Pleanála

## Board Order ABP-312321-21

### Planning and Development Acts 2000 to 2021

### 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 22<sup>nd</sup> day of December 2021 by Red Rock Glenageary Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

#### **Proposed Development comprises of the following:**

1. Construction of a Build to Rent residential development of 147 number apartments (nine number studio, 51 number one-bedroom, 67 number two-bedroom and 20 number three-bedroom) in four number blocks (ranging in height from five to nine storeys over basement level) as follows:
  - Block A1 containing a total of 30 number apartments (one number studio, 20 number one-bedroom and nine number two-bedroom) and measuring five storeys in height;
  - Block A2 containing a total of 17 number apartments (six number one-bedroom, seven number two-bedroom and four number three-bedroom) and measuring four storeys in height;
  - Block B1 containing a total of 31 number apartments (19 number two-bedroom and 12 number three-bedroom) and measuring part-six part-seven storeys in height; and,
  - Block B2 containing a total of 69 number apartments (eight number studios, 25 number one-bedroom, 32 number two-bedroom and four

number three bedroom) and measuring part-seven part-eight part-nine storeys in height.

2. All apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to 807.9 square metres of internal resident's amenities, 2,569 square metres of external communal amenity space (ground level courtyard and three number roof gardens) and 1,409 square metres of public open space.
3. provision of 113 number vehicular parking spaces (including five number mobility parking spaces and 15 number electric charging spaces), five number motorcycle parking spaces and 428 number bicycle parking spaces at basement floor level accessible via new vehicular access from Glenageary Avenue.
4. Provision of six number commercial units (493.8 square metres total) located at ground floor level in Blocks A1, A2 and B2; and one number childcare facility (201.1 square metres) located within the ground floor level of Block B2.
5. All ancillary works including public realm and footpath improvements, landscaping, boundary treatments, provision of internal footpaths, provision of surface level bicycle parking (60 number spaces), bin storage, foul and surface water drainage, green roofs, Electricity Supply Board substation and all site services, site infrastructure and associated site development works necessary to facilitate the development all located at uncton of Sallynoggin Road Lower and Glenageary Avenue, Glenageary, County Dublin.

## **Decision**

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

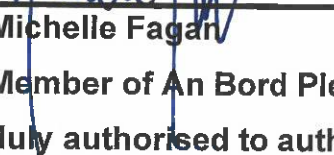
## **Matters Considered**

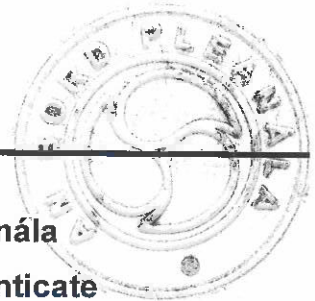
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

1. Having regard to the relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the zoning objective 'NC' - '*To protect, provide for and or improve mixed-use neighbourhood centre facilities*' and where Residential - Build to Rent is open for consideration subject to retaining an appropriate mix of uses, and 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, to accompany the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020, and the design and layout of the proposed development, it is considered that, the proposed development by reason of the lack of active frontages at ground floor level, the poor quality of the interaction with the public realm at Glenageary Avenue, the compromised nature of the façades facing the Glenageary Roundabout, and a failure to make a satisfactory contribution to improved linkages between the established neighbourhood centre, 'NC' zoned lands to the north and east of the site, the Lidl supermarket and the adjacent residential areas to the south and west, the proposed development would be contrary to the 'NC' zoning objective for the site, and to Criteria Numbers 1 Context, 6 Distinctiveness, 7 Layout, 8 Public Realm, and 12 Detailed Design 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. 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 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 Glenageary Avenue and the poor quality of public realm at Glenageary Avenue and facing the Glenageary Roundabout, in addition to the poor quality of apartment units in Block B2 close to the basement car park access and of units in Blocks B1 and A2 that immediately adjoin the Lidl car park. The proposal would, therefore, be contrary to 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 be, 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 25<sup>th</sup> day of April 2022