

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 23rd day of December 2021 by J Coffey Property (Falmore) Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

Proposed Development comprises of the following:

- (i) Demolition of the existing three storey dwelling and associated structures on site.
- (ii) Construction of 100 number apartments (comprising 32 number one-bedroom apartments, 65 number two-bedroom apartments and three number three-bedroom apartments) in two number three to six storey blocks over basement and undercroft carpark. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 1,357 square metres of communal open space. The development is served by 101 number car parking spaces (comprising 90 number resident parking spaces and 10 number visitor parking spaces and inclusive of four number limited mobility spaces and one number car share space provided along the Falls Road frontage); four number motorcycle parking spaces; and 224 number bicycle parking spaces (comprising 170 number resident parking spaces, 50 number visitor parking spaces and four number cargo bike spaces).

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- (iii) Road and streetscape upgrade works along Falls Road, including installation of a pedestrian and bicycle path and car share parking space.
- (iv) Works along Falls Road and Mullinastill Road to facilitate a foul water drainage connection and storm water diversions.
- (v) Construction of a pedestrian and bicycle link along the site's eastern boundary to facilitate connection with future bicycle links.
- (vi) Provision of 2,468 square metres landscaped public open space area in the south-western corner of the site.
- (vii) All associated site and infrastructural works including: - foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; Electricity Supply Board substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works all located at Falmore, Falls Road, Dublin 18.

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.

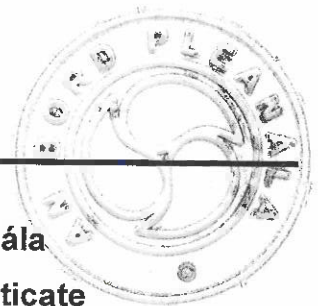
Reasons and Considerations

The proposed development, by reason of the overall design, scale, massing and height would be visually incongruous from Falls Road due to the loss of existing tree and hedgerows on site, thereby detracting from the visual amenities of the area. The proposed development is considered to be contrary to Policy UD1 and Appendix 9 (Building Height Strategy) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018). Furthermore, the proposed development would not be sufficiently connected to local services and amenities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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



Dated this 22nd day of April, 2022