

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin 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 21st day of January 2022 by Randleswood Holdings Limited care of Hughes Planning and Development Consultants of 85 Merrion Square South, Dublin.

Proposed Development comprises of the following:

1. Demolition of existing single storey shed (15.7 square metres), Electricity Supply Board substation (29.5 square metres) and oil tank (12.1 square metres) located in the north-eastern section of the subject site;
2. Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from four to five storeys over basement, together with modifications to the existing blocks;
3. Alterations to the existing Blocks A, B and C will include the removal of the existing fourth floor level and replacement with a new fourth floor level at Block A only, the provision of an additional floor level to all blocks with two number setback floors proposed to the atrium to now provide for a height of four, five and six storeys to Blocks A, B and C and upgrading of the existing external fabric of the building as well as internal modifications to layouts to accommodate the proposed residential apartments;
4. Alterations to Block A to include a five storey extension to northern elevation;

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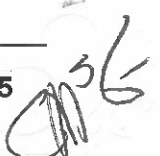
5. Alterations to Block B include the demolition of the existing single storey element on the eastern façade (73.2 square metres) which comprises a kitchen area, office and storage space, the demolition of the existing three-storey connection between Blocks B and C (23 square metres) and the relocation of the existing telecommunications mast equipment at roof level;
6. Construction of a new six storey Block D to the east of Block B to accommodate 29 number apartment units. The proposed alterations and modifications to the existing Blocks A, B and C and the proposed Block D will accommodate a total of 130 number apartment units (comprising 61 number one-bedroom apartments, 59 number two-bedroom apartments and 10 number three-bedroom apartments, as follows:
 - (a) Block A (including atrium) will comprise 50 number apartments (consisting of 22 number one-bedroom apartments, 22 number two-bedroom apartments and six number three-bedroom apartments) and will range in height from four to five to six storeys over basement level;
 - (b) Block B will comprise 22 number apartments (consisting of nine number one-bedroom apartments, nine number two-bedroom apartments and four number three-bedroom apartments) and will be five storeys in height;
 - (c) Block C will comprise 29 number apartments (consisting of 13 number one-bedroom apartments, and 16 number two-bedroom apartments) and will be six storeys in height; and,
 - (d) Block D will comprise 29 number apartments (consisting of 17 number one-bedroom apartments, and 12 number two-bedroom apartments and will be 6 storeys in height.
7. The proposed development will be served by communal residential amenities and facilities at surface and basement level, including communal open space and outdoor areas at surface level; 310 number bicycle parking spaces (254 number at basement level and 56 number at surface level); 78 number car parking spaces (62 number at basement level and 16 number surface level) including five number car-club spaces and three number accessible parking spaces and; four number motorcycle parking spaces at basement level. The basement level also comprises a proposed bin storage area and plant room.

The proposed development also includes landscaping, a pedestrian and cyclist access onto the adjacent Monastery Road to the north; and internal pedestrian and shared surfaces.

8. Vehicular access to the development is proposed through the existing access and entrance to Dolcain House to the east. The application is accompanied by two number site layout options, Option A and B. Option A includes a new public pedestrian footpath along the southern side of Monastery Road which extends east to the north-eastern application site boundary to facilitate a connection to future footpath. Option B provides for the omission of this footpath.
9. Associated site and infrastructural works are also proposed which include foul and surface water drainage; plant areas; Electricity Supply Board substation; and all associated site development works necessary to facilitate the proposed development all located at Dolcain House, Monastery Road, Clondalkin, Dublin.

Decision

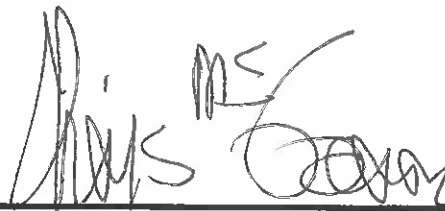
Refuse permission for the above proposed development based on the reasons and considerations set out below.



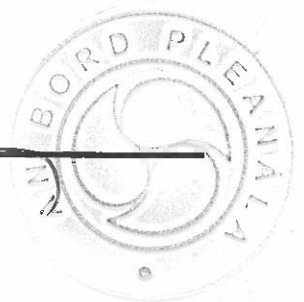
Reasons and Considerations

1. Having regard to the nature, scale and layout of the proposed development and the proposed site access and egress arrangements, which do not include dedicated pedestrian and cycling infrastructure along the access route from the east to serve future occupants of the residential scheme, it is considered that the proposed development represents an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrians and cyclists and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the proposed development to the adjoining established commercial asphalt production land use, to the nature of the operations carried out on the adjoining site, and on the basis of the information submitted with the application, the Board is not satisfied that the existing operations on the adjoining asphalt production site would not seriously injure the amenities of future occupants of the proposed development, by reason of noise, odour and air quality. In this regard the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the relevant provisions of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the Department of the Environment, Community and Local Government in 2009 and of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities published by the Department of Housing, Planning and Local Government in 2020, and to the nature, form and layout of the proposed development to the site context and the proximity of the proposed residences to boundaries, to the lack of adequate quality open space, to the lack of private amenity space for two of the apartments, to the results of the Daylight and Sunlight Assessment as submitted with the application. It is considered that the proposed development would fail to provide for an adequate level of residential amenity for future occupants and amounts to a substandard form of urban development, which is not in accordance with the Ministerial guidelines. The proposed development would, therefore, be contrary to these Ministerial guidelines and would be contrary to the proper planning and sustainable development of the area.



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



Dated this

8th day of July

2022