

Planning and Development Acts 2000 to 2022

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 4th day of April, 2022 by Ravensbrook Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

The development will consist of the demolition of the existing two number storey building (circa 717 square metres) and hard surface parking area on the site and construction of a Build to Rent residential development comprising 101 number residential apartments as follows:

- (a) 101 number Build to Rent apartments within a part five, part six to part 11 number storey building over partial basement comprising 65 number one-bedroom apartments and 36 number two-bedroom apartments (balconies on all elevations);
- (b) 734 square metres of external communal amenity space provided in the form of a podium courtyard at first floor level and a series of rooftop terraces at fifth, sixth and tenth floor levels, circa 514 square metres of public open space provided fronting Carmanhall Road;
- (c) 511 square metres of resident support facilities and services and amenities space provided at ground and first floor levels;
- (d) Vehicular access to the development will be from the upgraded existing access from Ravens Rock Road;

- (e) Provision of 10 number car parking spaces [one number accessible], two number motorcycle spaces; in an undercroft carpark and 234 number bicycle parking spaces;
- (f) Provision of four number 0.3 metres microwave link dishes to be mounted on two number steel support pole affixed to lift shaft overrun, all enclosed in radio friendly Glass Reinforced Plastic shrouds, together with associated equipment at roof level;
- (g) Provision of an Electricity Supply Board substation, switch room and plant room at ground floor level, hard and soft landscaped areas, public lighting, attenuation, service connections on Carmanhall Road, Ravens Rock Road and Arkle Road and all ancillary site development works including public realm upgrades on Carmanhall Road and Ravens Rock Road all located at IVM House, 31 Ravens Rock Road and 31a Ravens Rock Road, Sandyford Business Park, Dublin.

Decision

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

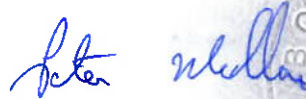
Reasons and Considerations

In coming to its decision, the Board had regard to the following:

It is considered that the proposed density of the scheme is excessive in the context of adjoining development, and by reason of the constraints of the site would result in overdevelopment of the site. The density of the proposed development would materially contravene the stated density objectives for the site within the Sandyford Urban Framework Plan appended to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and would therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that the proposed development would materially contravene the stated building height and development density objectives for the site within the Sandyford Urban Framework Plan appended to the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The Board did not agree with the Inspectors proposal that a material contravention of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, would be justified under section 37(2) of the Planning and Development Act 2000, as amended. The overall proposed residential density of the development would exceed the policy and objective of *Table 3.1 - Areas and Density Ranges Dublin and Cork City and Suburbs of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities* issued by the Department of Housing, Local Government and Heritage in 2024 that residential densities in the range 50 dwellings per hectare (dph) to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin (including Dún Laoghaire-Rathdown) and Cork.

The Board noted the suggestion of the planning authority to omit the six intermediary levels in the block if the Board was minded to grant permission for the development, however, the Board shared the concerns of the Inspector that this would require a complete redesign of the scheme with substantive material implications from a visual amenity perspective and shared the view of the Inspector that this course of action would not be a practical means of reducing the density by reducing the development to a building height to five storeys.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 10th day of September, 2024