

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 12th day of April 2022 by Cairn Homes Properties Limited care of McGill Planning of 22 Wicklow Street, Dublin.

Proposed Development comprises of the following:

Demolition of an existing habitable dwelling "Winterbrook", and the derelict, former dwelling attached to Barrington Tower protected structure. 'Barrington Tower' itself will be retained and restored. It is also proposed to demolish the existing boundary wall to the north of the site along Brennanstown Road.

The development will provide a Build to Rent apartment development consisting of eight number blocks ranging in height up to 10 storeys (including lower ground floor) providing a total of 534 number apartments. This will comprise of:

- 30 number studio, 135 number one-beds, 318 number two-beds and 51 number three-beds. All residential units provided with associated private balconies and terraces to the north, south, east and west elevations.
- Resident Support Facilities, Resident Services and Amenities (total floor area circa 1,496 square metres) including flexible spaces including entertainment rooms, meeting rooms, parcel rooms, media rooms, lounge and workspaces, gyms and studio, chef's kitchen and dining area.

- A creche (circa 356.5 square metre), and a retail unit (circa 336.8 square metres).
- Car and bicycle parking at basement (two levels) and at ground level. This will provide 419 number car parking spaces, 1,266 number bicycle parking spaces and 17 number motorcycle spaces.
- All associated site development works, open spaces and landscaping, boundary treatments, plant areas, waste management areas, bicycle parking areas, and services provision (including Electricity Supply Board substations).

Vehicular, pedestrian and cyclist access from Brennanstown Road will be provided along with improvement works to the Brennanstown Road including a new junction and pedestrian crossing facilities. Pedestrian and cyclist access through the site to the Brennanstown Luas Stop will also be provided. The application site contains a Protected Structure - 'Barrington Tower' (Record of Protected Structure Reference Number 1729).

The site is bounded by Brennanstown Road to the north, the Luas Green line to the south, Brennanstown Vale to the west and the Barrington cemetery, dwellings along Brennanstown Road and Druid's Glen to the east/southeast. A small area of the site (circa 203 square metres) falls within the Cherrywood Planning Scheme Strategic Development Zone area providing access to the Brennanstown Luas stop and an existing Electricity Supply Board substation all located at 'Winterbrook' and 'Barrington Tower', Brennanstown Road, Dublin.

Decision

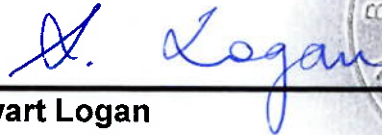
Refuse permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

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

1. Having regard to the design and layout of the proposed development, including the overbearing height, scale and appearance of the proposed apartment blocks, the substandard separation distance between several apartment blocks resulting in excessive direct overlooking between apartments and loss of privacy for future residents, the lack of proposed access arrangements and design integration proposals for the proposed development with a future primary destination in the form of an operational Brennanstown Luas stop proximate, it is considered that the proposed development would be contrary to the '*Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities*' (2024) including policy and objective 4.1 supporting an integrated approach to quality urban design and placemaking, would also fail to implement the building height to street width provisions, as well as the safe segregation and management of traffic, as required in the *Design Manual for Urban Roads and Streets*' (2013), and would not be in accordance with Policy Objective PHP 35 (Healthy Placemaking) as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Furthermore, in failing to satisfactorily preserve and protect trees identified for preservation and protection centrally within the site, the proposed development would fail to comply with the provisions set out under section 12.8.11 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, requiring new developments to incorporate, as far as practicable, the amenities offered by existing trees and hedgerows identified for preservation and protection. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the increased traffic movements arising from the proposed development along Brennanstown Road, including substandard stretches of this road east of the application site, deficient in pedestrian paths and providing access from the application site to the nearest and most convenient local neighbourhood centre and other services at Cabinteely village, and in

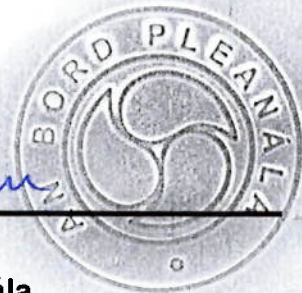
conjunction with the capacity constraints identified to arise at the Brennanstown Road/Glenamuck Road/Claremont Road/ Brighton Road junction, the proposed development would endanger public safety along Brennanstown Road and would materially contravene specific local objective SLO 73 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which aims to improve safety along Brennanstown Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

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



Dated this 12th day of September 2024