

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 13th day of April 2022 by 1 Carrickmines Land Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin.

Proposed Development comprises of the following:

A mixed-use Village Centre and residential development as follows:

- 402 number apartments (comprising 146 number one-beds; 218 number two-beds and 38 number three-beds) within six number blocks (Blocks A to F) ranging in height up to five storeys with basement and undercroft parking areas.
- 41 number terraced, semi-detached and detached houses (comprising 19 number three-beds and 22 number four-beds).
- A supermarket (circa 1,306 square metres), seven number retail and retail services units (circa 715 square metres total gross floor area); two number non-retail and commercial units (circa 213 square metres total gross floor area); creche (circa 513 square metres), gym (circa 155 square metres), community space (circa 252 square metres), residential facilities (circa 551.8 square metres total gross floor area), Office and High Intensity Employment use (circa 708 square metres).

- Provision of car, bicycle and motorcycle parking at basement, undercroft and ground level. Electricity Supply Board substations, switch rooms and kiosks, waste storage areas, plant areas.
- Provision of the first phase of Priorsland Public Park, a linear park along the Carrickmines Stream and additional public and communal open spaces.
- Provision of an acoustic barrier along the southern and south-western edge of the site adjacent the M50.
- Construction of Castle Street on the subject lands and two road bridges across the Carrickmines Stream, one to serve a future school site, the second to provide interim pedestrian and cyclist access to the Carrickmines Luas station and future Transport Interchange. Provision of a pedestrian bridge from the Village Centre to Priorsland Park.
- The proposed development includes for all associated site development works, landscaping, boundary treatments and services provision.

The site comprises lands adjacent the Carrickmines Stream and Carrickmines Luas Park and Ride. The application relates to development within the Cherrywood Strategic Development Zone and is subject to the Cherrywood Planning Scheme 2014, as amended, all located at Priorsland, within the townlands of Carrickmines Great and Brennanstown, Dublin 18.

Decision


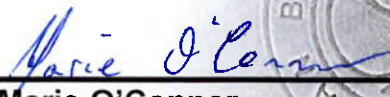
Refuse permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

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

1. The Board is not satisfied, on the basis of the information submitted with the planning application, including the information contained in the Environmental Impact Assessment Report that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands in the vicinity of the site (upstream and downstream). In this regard, the applicant has not sufficiently demonstrated that the development proposal complies with the policies of the Cherrywood Strategic Development Zone Planning Scheme and in particular Specific Objective PI 11 which seeks to ensure that the Priorsland area does not pose an unacceptable risk to persons or property. Insufficient information has been submitted regarding the location and design of the detention pond proposals as required by section 4.1.2 of the Cherrywood Strategic Development Zone Planning Scheme as it relates to Storm Water Management. In this regard it is considered that the applicant has not demonstrated that the requirements set out in the Guidelines on the Planning System and Flood Risk Management, jointly developed by the Department of Environment, Community and Local Government (DECLG) and the Office of Public Works have been met. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by itself or by the precedent which the grant of permission for it would set for other future development associated with the Cherrywood Strategic Development Zone, would adversely affect the use and carrying capacity of a national strategic road by utilizing the Carrickmines Interchange for construction traffic. The use of this interchange would also be contrary to Section 4.2.5 of the Cherrywood Strategic Development Zone Planning Scheme which requires that access to the M50 from the Cherrywood area will be limited to the Lehaunstown Interchange. The proposed use of the Carrickmines Interchange for construction traffic is also contrary to Specific Objective PI 15 of the Cherrywood Strategic Development Zone Planning

Scheme which states that the council will support the Transport Infrastructure Ireland in consultation with the National Transport Authority in implementing measures to improve the functioning of the M50/M-N11 road corridor. It is considered that the construction traffic associated with the scheme would adversely impact on capacity, performance and safety of the strategic road network and would, therefore, be contrary The Department of Environment, Community and Local Government, Spatial Planning and National Roads – Guidelines for Planning Authorities (2012). On this basis it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

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

Dated this 25 day of November 2024