

An  
Bord  
Pleanála

## Board Order ABP-313338-22

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### 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 14<sup>th</sup> day of April 2022 by Sandyford Environmental Construction Limited care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin.

#### **Proposed Development comprises of the following:**

1. 207 Build to Rent residential apartment units within three number apartment blocks and as follows:
  - 48 number Studio
  - 103 number one-bed
  - 55 number two-bed
  - One number three-bed
2. All residential units provided with private balconies or terraces to the north, south, east and west elevations.
3. Crèche 306 square metres.
4. Residential amenity spaces 415 square metres.
5. Height ranging from six to ten storeys (over basement).
6. A public pocket park on the corner of Carmanhall Road and Ravens Rock Road and landscaped communal space in the central courtyard.

7. Provision of a new vehicular entrance from Ravens Rock Road and egress to Carmanhall Road.
8. Provision of pedestrian and bicycle connections.
9. Demolition of two number light industry or office structures (total 1,613.49 square metres).
10. 79 number car parking spaces and 288 number bicycle spaces at ground floor and undercroft and basement car park levels.
11. Plant and telecoms mitigation structures at roof level.

The development also includes two number Electricity Supply Board substations, lighting, plant, storage, site drainage works, and all ancillary site development works above and below ground all located at junction of Ravens Rock Road and Carmanhall Road, Sandyford, 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 proposed development would constitute an excessive residential density for the subject site (363 units per hectare), which would not be in accordance with the density provisions supported in policy and objective 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in 2024 and would materially contravene the density provisions for this area as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028 (Appendix 16: Sandyford Urban

Framework Plan). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, layout and height of the proposed development, including the street along the eastern boundary of the site featuring limited active frontage and restricted overlooking, the fronting of this street with undercroft parking and also the quality of the east-west route along the site's southern boundary, it is considered that the proposed development would not feature an appropriately responsive built form and would constitute a sub-standard urban design solution that fails to enclose or otherwise animate the street effectively or provide sufficient passive surveillance, having regard to Policy Objective PHP 35 (Healthy Placemaking), as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, 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 2nd day of September 2024