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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 Moran Park Homebuilders Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin.

**Proposed Development comprises of the following:**

118 number residential apartment units in the form of three number residential blocks of apartments ranging in height from four storeys and transitioning to six to seven storeys overall.

The overall development proposal shall provide for the following:

- Block A (seven storeys) comprising 44 number units (13 number one-bed units, 28 number two-bed units and three number three-bed units);
- Block B (six to seven storeys overall) comprising 38 number units (11 number one-bed units, 26 number two-bed units and one number three-bed units); and
- Block C (six storeys overall) comprising 36 number units (10 number one-bed units; 22 number two-bed units and four number three-bed units);
- Each new residential unit has an associated area of private open space in the form of balcony or terrace area and set back upper floor levels;
- Open space (approximately 2,071 square metres) is provided by one major centrally located public open space (1158.4 square metres) between Blocks A

and B which include a play area of 63.2 square metres, two further communal open space areas are provided adjoining Blocks B (471.8 square metres) and Block C (440.8 square metres);

- Communal area located at the ground floor of Block B (approximately 161.3 square metres) comprising of a shared working space (35.6 square metres), meeting rooms (42.2 square metres), a gym (36.6 square metres) and changing tea stations (46.7 square metres) is also proposed;
- Two number basement level areas (approx. 2,340.9 square metres) are also proposed at lower ground and ground floor level of Blocks A, B (1,470.0 square metres) and Block C (834.9 square metres) and include car parking, bicycle parking, refuse storage areas, plant areas and Electricity Supply Board substation which is located between Block B and C;
- A total of 103 number car parking spaces (67 number at basement level and 36 number at surface level to include 17 number electric power points and five number accessible parking spaces) are proposed. In addition, five number motorcycle parking spaces (three number at basement level A and B, and two number at basement level C). A total of 280 number bicycle parking spaces (254 number at basement level and 26 number at surface level) are also proposed;
- Proposals for vehicular and pedestrian access comprise via Glenamuck Road North and all associated upgrade works; The access point to the south (via Carricáil) is for pedestrians and cyclists only;
- Associated site and infrastructural works including the provision for water services, foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works to include new tree and hedge planting; green roofs; boundary treatments; internal roads and footpaths; and electrical services (bounded by 'Tullybeg' to the north, 'Chigwell' to the northeast, 'Stafford Lodge' to the south and 'Carricáil' to the southeast) all located at Glenamuck Road North, Carrickmines, Dublin.

## Decision

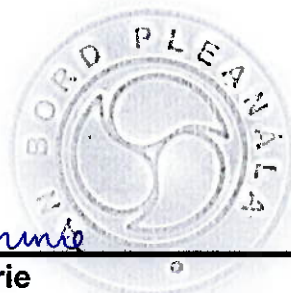
**Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations.**

## Reasons and Considerations

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

1. Having regard to the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the zoning objective of the site 'A' to provide residential development and improve residential amenity while protecting the existing residential amenities, to Policy Objective PHP20 to ensure the residential amenity of existing homes in the built up area is protected where they are adjacent to proposed higher density and greater height infill developments, to Policy Objective PHP35 to ensure that all development is of high-quality design with a focus on healthy place making through inter alia, the need for proper consideration of context, layout and public realm, and to the performance based criteria set out in Table 5.1 Criteria for Assessing Proposals for Increased Height in Appendix 5, it is considered that the proposed development, by reason of its height at six to seven stories relative to surrounding buildings in the suburban residential neighbourhood would be excessive, and by reason of its horizontal and vertical bulk would represent an inadequate, visually incongruous and overbearing design response in a sensitive infill site that would not protect the established residential amenity of neighbouring properties and would not successfully integrate into the character and public realm of the area. As such it is considered that the proposed development would constitute overdevelopment of the site and would be contrary to Policy Objectives PHP20 and PHP35, and the Building Height Strategy set on in Table 5.1 of Annex 5 of the development plan. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy Objective PHP27 Housing Mix and Section 12.3.3.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the unit mix in the proposed development fails to comply with Table 12.1 Apartment Mix Requirements of the plan which requires that a minimum of 20% of 3-bed units be provided in this instance and that the proposed development materially contravenes the Dún Laoghaire-Rathdown County Development Plan 2022-2028 regarding unit mix. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



*Mary Gurrie*

**Mary Gurrie**

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

**Dated this 20 day of December 2024**