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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21A/0958**

**Appeal** by Seabren Developments Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 20<sup>th</sup> day of April, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to the said Seabren Developments Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a residential development providing 91 residential units (gross floor area circa 10,829 square metres including basement) of 1-4 storeys together with residential accommodation in attic floor over (two units) in two pavilion style buildings. The apartment units will consist of 49 number one-bed units (circa 49-61 square metres), 38 number two-bed units (circa 66-94 square metres) and four number three-bed units (circa 96-108 square metres) all with associated private balconies/terraces to the north/south/east/west elevations. Block A (1-4 storeys) shall provide for 47 number apartment units (total gross floor area circa 3,627 square metres); Block B (2-4 storeys plus attic floor over) shall comprise of 44 number apartments (total gross floor area circa 3,998 square metres). Basement level (circa 3,204 square metres) shall provide for 73 number car parking spaces (including visitor, GO-Car and mobility impaired); 194 number bicycle spaces;

plant areas; switch room; bin storage area; and surface water attenuation tank. The development proposal shall also provide for circa 1,162 square metres of communal open space and 302 square metres of public open space; basement ramp adjacent to north-western boundary; new pedestrian access off Newtown Avenue to north; 50 number bicycle parking spaces at grade; bin holding area; ESB substation; structural works to existing western boundary wall; amendments to a portion of existing southern boundary wall reinstating it to a height of +21.380 metres OD between the front building line of number 7 Craigmores Gardens and the rear boundary of the property; all other ancillary site development works, and site services required to facilitate the proposed development, all on the former Europa Garage Site, Newtown Avenue, Blackrock, County Dublin. The site of 0.49 hectare site is bounded by Newtown Avenue to the north and east, by Newtown Villas to the west and by residential dwellings at Craigmores Gardens to the south. The further public notices were received by the planning authority on the 25<sup>th</sup> day of March, 2022.

## **Decision**


**Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.**

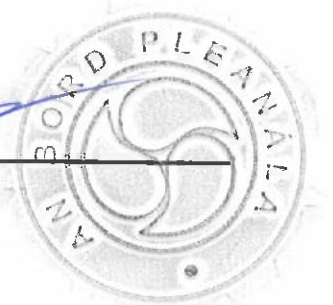
2. Revised plans and elevation drawings incorporating the following modifications shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:
  - (a) Landscaping proposals which incorporate 2-3 small specimen trees within the landscape strip to the north of apartment number A-06.
  - (b) Louvre screening to a height of 1.7 metres shall be provided on the western sides of the balconies serving apartments numbers B-12, B-24 and B-35.

**Reason:** In the interest of protecting residential and visual amenities.

## Reasons and Considerations

Having regard to the planning history of the site, to policy objective PHP27 and section 12.3.3.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 pertaining to housing mix, and to the pattern and type of existing and permitted residential development in the vicinity, it is considered that the proposed unit mix of apartments would be acceptable and would not give rise to a proliferation of one-bedroom apartment units in the area.

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



Dated this 19<sup>th</sup> day of July 2023.