



Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0213

APPEAL by PI Investments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 20th day of May, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a Build-To-Rent residential development 'Woodville' within one number four-storey over lower ground floor level apartment block comprising 40 number residential apartments (26 number one-bedroom and 14 number two-bedroom) with each apartment having access to private amenity space, in the form of a balcony/terrace, and having access to gym, laundry and lounge areas at lower ground floor level, an area of communal amenity space to the west of the block at lower ground level, a vehicular parking area of eight number spaces to the north of the block at ground level and secure bicycle parking area of 80 number spaces and secure bin store at ground level. Removal of existing vehicular entrance to Finsbury Park and provision of new vehicular and pedestrian entrances to Finsbury Park. All ancillary works, including landscaping, boundary treatments, SuDS drainage, green roofs, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development, all at lands situated to the south of Ashton and Thurleigh, the east of number 23 Finsbury Green and north of number 28 Finsbury Green within Finsbury Park, Churchtown, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development, by reason of its scale, massing and bulk relative to surrounding buildings, would result in an excessive density and poor configuration of open space, would constitute overdevelopment of the site, and would be out of character with the pattern of development in the vicinity. The proposed development would be contrary to section 12.3.3.2 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would seriously injure the amenities of the area, including the amenities of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. It has not been satisfactorily demonstrated that the height, bulk and mass of the proposed development would successfully integrate or enhance the character and public realm of the area or respond in a positive way to adjoining developments, contrary to section 4.4.1.8 (Building Design & Height) of 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.



Joe Boland

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

Dated this 10TH day of October 2023.