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## **Planning and Development Acts 2000 to 2021**

### **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 22<sup>nd</sup> day of June 2022 by Liscove Limited care of Thornton O'Connor Town Planning of No. 1 Kilmacud Road Upper, Dundrum, Dublin.

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

Demolition of circa 573.2 square metres of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings; and the provision of a mixed use development consisting of 383 number residential units (165 number houses, 118 number duplex units and 100 number apartments) and a Neighbourhood Centre, which will provide a creche (439 square metres), office (317 square metres), medical (147 square metres), retail (857 square metres), convenience retail (431 square metres) and a community facility (321 square metres). The 383 number residential units will consist of 27 number one-bedroom units (19 number apartments and eight number duplexes), 128 number two-bedroom units (78 number apartments and 50 number duplexes), 171 number three-bedroom units (108 number houses, three number apartments and 60 number duplexes) and 57 number four-bedroom units (57 number houses). The proposed development will range in height from two number to five number storeys (including podium and undercroft level in Apartment Blocks C and D and in the Neighbourhood Centre).

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The development also provides: pedestrian links from Enniskerry Road and within the site to the neighbouring "Rockville" development to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 678 number car parking spaces (110 number in the undercroft of Blocks C and D and the Neighbourhood Centre and 568 number at surface level) including 16 number mobility impaired spaces, 73 number electric vehicle spaces, one number car share space, four number drop-off spaces and loading bays; motorcycle parking; bicycle parking; bin storage; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 number antennas and six number transmission dishes, all enclosed in nine number shrouds together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor space of circa 43,120 square metres in addition to undercroft levels (under Apartment Blocks C and D measuring circa 1,347 square metres and under the Neighbourhood Centre measuring circa 2,183 square metres, which includes parking spaces, external storage, bin storage, bike storage and plant).

The site is generally bounded by the Glenamuck Road to the north; Kilternan Country Market and the Sancta Maria property to the north and west; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east all located at lands at Wayside, Enniskerry Road and Glenamuck Road, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18.

Road works are also proposed to facilitate access to the development from the Enniskerry Road; to the approved Part 8 Enniskerry Road and Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (Dún Laoghaire-Rathdown County Council Part 8 Reference Number PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (An Bord Pleanála Reference ABP-303945-19) on the

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Glenamuck Link Distributor Road. Drainage and water works are also proposed to connect to services on the Glenamuck Road and Enniskerry Road.

At the Glenamuck Road access point, this will include works, inclusive of any necessary tie-ins, to the footpath and bicycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the bicycle track to a bicycle lane at road level as the bicycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed towards the north of the site into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. These interfacing works are proposed on an area measuring circa 0.05 hectares.

At the Glenamuck Link Distributor Road access point, this will include works, inclusive of any necessary tie-ins, to the footpath and bicycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at the Glenamuck Link Distributor Road access point will include the provision of the necessary tactile paving layouts and are provided on an area measuring circa 0.06 hectare.

At the Enniskerry Road, works are proposed to facilitate three number new accesses for the development along with modifications to Enniskerry Road. The three number side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table. The modifications to Enniskerry Road fronting the development (circa 320 metres) includes the narrowing of the carriageway down to 6.5 metres (i.e. a 3.25 metres running lane in each direction) from the front of the kerb on western side of Enniskerry Road. The remaining former carriageway, which varies in width of circa two metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the

road adjoining the proposed development. The above works are inclusive of all necessary tie-in works such as new kerb along eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Potable water is to be provided from the existing piped infrastructure adjacent to the site along the Enniskerry Road. The interface works on Enniskerry Road measures circa 0.19 hectares.

Surface water and foul drainage infrastructure is proposed to connect into and through the existing and permitted Rockville developments (Dún Laoghaire-Rathdown County Council Register Reference Numbers 17A/0793, D18A/0566 and D20A/0015) on a total area measuring circa 0.09 hectares. The development site area and drainage and roads works areas will provide a total application site area of circa 11.2 hectares.

## **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 neighbourhood centre proposed as part of the subject scheme is to be situated on lands subject to an 'NC' zoning objective, which is 'To protect, provide for and or improve mixed-use neighbourhood centre facilities' and with the objective in the Kiltiernan/Glenamuck Local Area Plan 2013-2023 to accommodate a neighbourhood centre. This aspect of the scheme, by reason of the mix of uses proposed and the extent of non-residential uses proposed, is not deemed capable of satisfying the needs of the current and future population of Kiltiernan and would result in a dependency on car-based trips to other commercial and leisure centres located at a distance. Furthermore, the proposed design and layout of the neighbourhood centre, which does not correspond with the detailed guidance of the Neighbourhood Framework Plan included as Appendix A of the Kiltiernan/Glenamuck Local Area Plan 2013-2023, would not succeed in the creation of an active and vibrant high quality public realm capable of maximising footfall towards the neighbourhood centre and would not provide a satisfactory setting for Our Lady of the Wayside Church protected structure Register of Protected Structures Number 1802. As such, it is considered that the proposed development would fail to deliver on the objectives of Policy PHP4 and MFC1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and also on the specific objectives for Land Parcel 22 set out in the Kiltiernan/Glenamuck Local Area Plan 2013-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



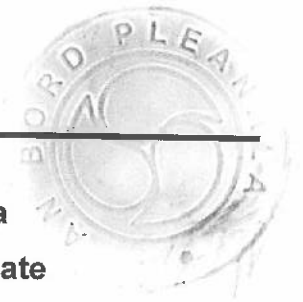
2. Having regard to the detailed design and layout of Blocks C and D, to the proposed removal of mature trees in the north eastern part of the site, to the proximity of Blocks C and D to the northeastern site boundary and to the relative difference in ground levels between the development site and adjacent residential properties at Rockville, it is considered that the development would have significant adverse impacts on residential and visual amenities at Rockville due to overbearing visual impacts and would not be compatible with the objective to protect and preserve trees at this location as indicated in Map 9 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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Oonagh Buckley

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 27<sup>th</sup> day of July

2023