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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 1<sup>st</sup> day of July 2022 by Cairn Home Properties Limited care of McCutcheon Halley Chartered Planning Consultants of Kreston House, Arran Court, Arran Quay, Dublin.

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

Demolition of the existing structures at Ashwood Farm is permitted under the extant Dun Laoghaire-Rathdown County Council planning permission (Register Reference DA21/0143).

The development, with a total gross floor area of circa 28,145 square metres will consist of the following:

1. The construction of 305 number residential units including;
  - (a) 289 number Build to Rent apartments across five blocks (A to E) ranging in height from six to seven storeys over basement incorporating: 142 number one-bedroom and 147 number two-bedroom apartments, all with private amenity space in the form of balconies and or ground floor terraces; and,
  - (b) 16 number Build to Sell three storey five-bedroom houses incorporating 12 number semi-detached and four number detached houses, all with private amenity space in the form of rear gardens and two number on-curtilage parking spaces per dwelling.

2. 1098 square metres of residential amenities and facilities are proposed in the Build to Rent blocks including a resident's gym, co-working space, meeting room, café, residents lounge, a concierge space, a parcel room, cleaner's rooms and waste facilities;
3. A childcare facility is proposed in Block E with a gross floor area of 489 square metres, together with a dedicated external play area of 250 square metres and two number set-down parking spaces for drop-offs and collections;
4. A total of 295 number car parking spaces are proposed including 34 number spaces for the houses comprising 32 number on-curtilage parking spaces and two number visitor parking spaces, and 261 number car parking spaces are proposed to serve the apartment units (211 number at basement level and 50 number at surface level) including 13 number universal access parking spaces and six number car sharing spaces, five number staff car parking spaces and two set-down spaces are also provided to serve the creche. 53 number (20%) of the car parking spaces are to be fitted with electric vehicle charging facilities. Ten number motorcycle spaces are also provided at basement level;
5. 520 number bicycle parking spaces are proposed, comprised of 428 number long-stay and 80 number short-stay bicycle parking spaces for the residential units and eight number long-stay and four number short-stay bicycle parking spaces are proposed to serve the creche;
6. Vehicular access will be via the existing access off the Glenamuck Road South. Two pedestrian and cycle access points are proposed off the permitted Glenamuck District Distributor Road (An Bord Pleanála Reference ABP-303945-19) and one number pedestrian and bicycle access point is proposed to connect the site to the Willow Glen development; and;
7. The development will also consist of all ancillary development works required to facilitate the development including but not limited to plant rooms, an Electricity Supply Board substation, landscaping, boundary treatments, photovoltaic panels and lighting all located at on lands located at Ashwood Farm, Glenamuck Road South, Carrickmines, Dublin 18.



## Decision

**Refuse permission for the above proposed development based on the reasons and considerations set out below.**

## Reasons and Considerations

1. The site is located in an area zoned Objective 'A' – for residential use in the current Dún Laoghaire-Rathdown Development Plan 2022-2028 and within a medium density area as per the Kiltiernan-Glenamuck Local Area Plan 2013, extended to 2023. The proposed development provides for a density of 109 number units per hectare which is contrary to the density specified in the Kiltiernan-Glenamuck Local Area Plan 2013, extended to 2023 at 35 to 55 number units per hectare. Having regard to the location of the subject site, the limited availability of services and the established character of the area, it is considered that this policy objective as applied to these lands is reasonable at this time. The Board considers that the proposed development would materially contravene the above-mentioned policy objective.
2. The proposed development provides for five apartment blocks between six and seven storeys in height, over a podium level. Appendix 5 of the current Dún Laoghaire-Rathdown Development Plan 2022-2028 provides a 'Building Height Strategy' for the county and the site is not identified as one where a height of over four storeys would be encouraged. The Kiltiernan-Glenamuck Local Area Plan 2013, extended to 2023, indicates on the Building Heights Map that heights of two to five storeys would be acceptable. The proposed development would provide for a development with an excessive height, would be out of character with the established form of the area and would have a negative impact on the visual amenity of the area.

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3. Section 10.6 of the Kiltiernan-Glenamuck Local Area Plan 2013, extended to 2023, outlines an indicative phasing of development such that residential units be provided in conjunction with the improvement of the local road network. Approximately 1300 number units have been approved to date under the Strategic Housing Development process and by way of normal planning applications. The Kiltiernan-Glenamuck Local Area Plan 2013, extended to 2023 allows for the development of up to 700 number units, subject to upgrades to the existing road network, however, the provision of units above this number would require the full completion of the approved Glenamuck District Distributor Road Scheme. The proposed development of 305 number units is considered to be premature having regard to the need for the road improvements specified in the local area plan, and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
4. The proposed development does not provide for a suitable high quality of urban design, with particular reference to the northwest elevation which faces onto the permitted Glenamuck District Distributor Road. A strong street frontage would be expected here and the proposed development through its excessive height, set back from the roadside edge and the design of the elevations does not provide for a suitable frontage. The proposed development would, therefore, seriously injure the visual amenities of the area and 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 31<sup>st</sup> day of July 2023**