



An
Bord
Pleanála

Board Order ABP-314041-22

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 11th day of July 20212 by Tetrarch Residential Limited care of Tom Phillips + Associates, of 80 Harcourt Street, Dublin.

Proposed Development comprises of the following:

Demolition of the existing Stradbrook House and adjoining surface car park, and the construction of 108 number Build to Rent residential senior living apartments (83 number one-bedroom apartments and 25 number two-bedroom apartments), with balconies or winter gardens provided for all units, across two number blocks ranging between three to seven-storeys over basement with set back at sixth floor level.

The proposal also includes for 148 number secure bicycle parking spaces, 55 number underground car parking spaces, a two-way vehicular and cyclist entrance ramp, and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 number surface car parking spaces (including one number accessible commercial car parking space and 12 number car parking spaces for use by the adjoining creche (including number accessible)), 24 number secure cycle spaces within separate bike store, separate bin store for office use, 30 number short-term

bicycle parking spaces, and three number Electricity Supply Board substations at ground floor level; additional communal amenity rooms at first, second and third floor levels; roof gardens or terraces at third, fourth and sixth-floor levels; green roofs; and photovoltaic panels on third, fourth and sixth floor roof level; amendments to existing boundary wall to provide new vehicular and pedestrian entrances; provision of security gates; and associated site landscaping, boundary treatments, lighting and servicing, and all associated works above and below ground all located on lands located at and adjoining Stradbroke House, Stradbroke Road, Mountashton, Blackrock, County Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the information submitted, the Board was not satisfied that it has been demonstrated that the site is not needed for its established employment use. In addition, having regard to Note 'b' (Table 13.1.13) of Chapter 13 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the proposed residential development would materially contravene the current zoning Objective E of the site 'to provide for economic development and employment' as set out in Chapter 6.
2. Having regard to the surrounding urban structure and the disposition of the proposed building on site, to the height, form and scale as well as the separation distances to the site boundaries of adjoining properties, it is considered that the proposal does not provide an appropriate transition in height and scale or have due regard to the nature of the surrounding urban morphology. The proposed development is considered overly dominant and would have an excessive overbearing effect on adjoining property. The development does not comply with policy Objective BHS3 or Table 5.1

contained in Appendix 5: Building Height Strategy of the Dún Laoghaire Rathdown-Development Plan 2022-2028. The proposed development, would, therefore seriously injure the amenities of property in the vicinity as well as the character of the area and would 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 28TH day of August 2023