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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: LRD6004/22-S3**

**APPEAL** by Terenure West Residents Association care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin and by 1 Celbridge West Land Limited care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 4<sup>th</sup> day of August 2022 by Dublin City Council to refuse permission for the proposed development to 1 Celbridge West Land Limited.

**Proposed Development:**

Large-scale Residential Development comprising of

- (i) A Build to Rent apartment development providing 364 number apartments, with balconies or terraces, across four number blocks ranging in height up to seven storeys over basement, (15 number studios, 166 number one-bed two person, 174 number two-bed four person and nine number three-bed five person units), including underground parking, communal open space, resident support facilities and resident services and amenities; and
- (ii) A row of 21 number two to three storey houses (one number detached and 20 number semi-detached houses), (five number two-bed four person and 16 number four-bed seven person units). The development includes car, bicycle and motorcycle parking spaces, bin storage and

plant areas, together with proposed vehicular, pedestrian and cyclist access from Fortfield Road. The development also includes an upgrading of junction of Fortfield Road and College Drive to a four-arm signalised junction; provision of pedestrian and cyclist connectivity to Lakelands Park; new vehicular access from Fortfield Road to a dedicated drop-off and set-down area for deliveries and taxis coinciding with the concierge location; relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter, as well as all associated site development works, open spaces, landscaping, boundary treatments and service provisions including Electricity Supply Board substations all located at Fortfield Road, Terenure, Dublin 6w.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

1. Having regard to the information submitted in the course of the application and the appeals, the Board considers that it has not been demonstrated that the site is not needed for its established educational and recreational use. The site in relation to the proposal is not in accordance with the objectives and requirements set out in section 14.7.14 of the Dublin City Development Plan 2022-2028 for residential development on lands zoned for Community and Social Infrastructure under Land-Use Zoning Objective Z15. The proposed residential development would, therefore, materially contravene the zoning of the site.

2. The proposed development would involve the construction of housing on lands partially in Flood Risk Zone B, as set out in the Planning System and Flood Risk Management for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009 and in the Dublin City Development Plan 2022-2028. The proposed location on residential development partially within this flood risk zone would be contrary to the advice at section 3.5 of the guidelines and section 4.5.2.1 of volume 7 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The density of the proposed development exceeds that recommended for outer suburbs in Table 1 of Appendix 3 to the Dublin City Development Plan 2022-2028. The site is considered to be an intermediate urban location as set out in section 2.4 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2022, and it is considered that the proposed density is not justified by the available capacity of current public transport facilities. The quantum of housing proposed is, therefore, excessive and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 2<sup>nd</sup> day of February 2023