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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 26<sup>th</sup> day of August 2022 by Zolbury Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin.

**Proposed Development comprises of the following:**

A new residential scheme comprising 360 number residential units, associated resident amenity facilities and a childcare facility in the form of nine number new apartment buildings (A1 to C3) as follows:

- Block A1 (four storeys) comprising 18 number apartments (three number one bed units and 15 number two-bedroom units); a creche facility of approximately 401 square metres with associated outdoor play space of approximately 20 square metres and resident amenity facilities of approximately 30 square metres.
- Block A2 (three to four storeys) comprising 24 number apartments (two number one-bedroom units and 22 number two-bedroom units) and resident amenity facilities of approximately 390 square metres.
- Blocks B1 and B2 (two to six storeys) comprising 69 number apartments (30 number one-bedroom units, 34 number two-bedroom units, five number three-bedroom units).

- Blocks B3 and B4 (two to six storeys) comprising 62 number apartments (30 number one-bedroom units, 27 number two-bedroom units and five number three-bedroom units).
- Blocks C1, C2 and C3 (three to six storeys) comprising 187 number apartments (58 number one-bedroom units, 126 number two-bedroom units and three number three-bedroom units); and resident amenity facilities of approximately 187.5 square metres.

Each residential unit is afforded with associated private open space in the form of a terrace or balcony. Total Open Space (approximately 22,033 square metres) is proposed in the form of public open space (approximately 17,025 square metres), and residential communal open space (approximately 5,008 square metres).

Podium level and basement level areas are proposed adjacent to and below Blocks A2, B1, B2, B3, B4, C1, C2 and C3 (approximately 12,733 square metres ground floor area). A total of 419 number car parking spaces (319 number at podium or basement level and 100 number at surface level); to include 80 number electric power points and 26 number accessible parking spaces); and 970 number bicycle spaces (740 number long term and 230 number short term), and 19 number motorcycle spaces are proposed. 10 number car spaces for creche use are proposed at surface level.

Vehicular, pedestrian and cyclist access to the development will be provided via Blackglen Road to tie in with the Blackglen Road Improvement Scheme. A second access is also proposed via Woodside Road, but this access will be for emergency vehicles and pedestrian and cyclist access only. The proposal also provides for bin storage areas and four number Electricity Supply Board substations to supply the development. three number sub-stations shall be integrated within the building structures of Blocks B and Blocks C. In addition, one substation shall be classed as a unit sub-station mounted externally on a dedicated plinth.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works. The site is bounded by Blackglen Road to the north, Woodside Road to the South, and existing dwellings and associated lands to the east and west all located at Blackglen Road and Woodside Road, Sandyford, Dublin 18.

## Decision

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

## Reasons and Considerations

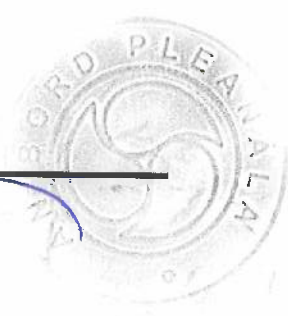
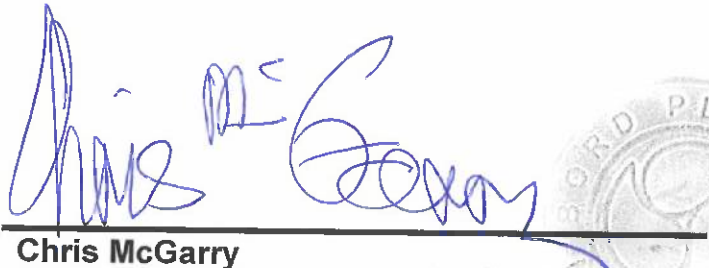
In coming to its decision, the Board had regard to the following:

1. Having regard to the site's locational context at the fringe of the outer suburban area at the foothills of the Dublin Mountains, within Landscape Character Area 9: Barnacullia as identified in Appendix 8 Landscape Assessment Study and Landscape and Seascape Character Areas and within a Transitional Zone as identified in section 13.1.2 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 it is considered that inadequate consideration was given to the design approach at this sensitive location and that the proposed height, scale, design and layout of the proposed scheme fails to integrate into or enhance the character of the surrounding area and would not make a positive contribution to place-making. The proposed development would, therefore, be contrary to Policy Objective GIB2 Landscape Character Areas and Policy Objective GIB5 Historic Landscape Character Areas and to the provisions of section 13.1.2 Transitional Zonal Areas of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The scheme would also be contrary to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing,

Planning and Local Government in December 2018; and the principles of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009; and would, be seriously injurious to the visual amenities and character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the unit mix of the proposed development is contrary to the provisions of Housing Need and Demand Assessment as set out in Appendix 2 and Table 12.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which provisions are considered reasonable. Furthermore, it is considered that the proportion of north facing single aspect units is unwarranted given the unconstrained nature of the subject site and would result in a substandard form of residential development for the prospective occupants of these units at this location. In addition, having regard to the location of the subject site, which is considered to be peripheral and less accessible (as described in the provisions 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) by reason of relative distance from high capacity urban public transport stops and from principal town or suburban centres or employment locations, it is considered that the proposed density of approximately 97 number units per hectare would not be supportable at this location. The proposed development would not provide a mix of apartment units consistent with the relevant provisions of the development plan, would be contrary to the provisions of these Ministerial Guidelines in relation to density range in this location, would constitute a sub-optimal form of residential development with regard to the north facing single aspect units. In totality, the proposed development would not comprise an appropriate form, density and range of residential accommodation and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the site's location within the Ticknock to River Dodder Wildlife Corridor as outlined in the Dún Loaghaire-Rathdown Biodiversity Action Plan 2021-2025 it is considered on the basis of the documentation submitted with the application, that the applicant has not adequately demonstrated how the proposed design and layout of the scheme supports or enhances links to the wildlife corridor which connects the Dublin Mountains to Fitzsimons Wood proposed National Heritage Area. The proposed development would, therefore, be contrary to Objective GIB20 to support the provisions of the Dún Loaghaire-Rathdown Biodiversity Action Plan 2021-2025 and would be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this  day of  2023