



An
Bord
Pleanála

Board Order
ABP-316470-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0255

APPEAL by Macenas Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 29th day of March, 2023 by Dún Laoghaire Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The proposed development will provide for (a) the demolition of the existing two-storey retail and office dwelling (1,170 square metres) with 27 existing car spaces and surface site curtilage, (b) the construction of 64 number apartment units in the form of a five-six storey apartment block (5,525 square metres) over basement (1,135 square metres), (c) the provision of a ground floor retail/café unit (105 square metres) fronting Dundrum Road and (d) Public Realm upgrades to Dundrum Road. The development shall provide for 32 number one bed apartment units and 32 number two bed apartment units all with balconies facing North, South, East and West. Communal open space is provided in the form of a centrally located landscaped courtyard (499 square metres) that includes 85 square metres of play area for children and a woodland riverbank of 570 square metres. A south facing communal roof terrace (45 square metres) is located at the fifth-floor level. The development will also comprise repositioning and upgrade to the vehicular access from the Dundrum Road to Frankfort Road and the

provision of a loading bay at Frankfort Road. The proposed development shall also provide for 33 number car parking spaces at basement level with 62 square metres of plant, 31 square metres of bin storage, ESB, switch room and 84 number secure Sheffield bicycle spaces (71 number interior residential spaces, three number interior visitor spaces and 10 number exterior visitor spaces), accessed from Frankfort Road at ground level; sedum roofs; solar photovoltaic panels; lighting; boundary treatments; public space; hard and soft landscaping including tidy of river corridor planting and all other associated site works above and below ground associated with the proposed development on an overall site of approximately 0.24 hectares on lands at Frankfort Centre, Dundrum Road, Dublin, as amended by the further public notices received by the planning authority on the 3rd day of February, 2023.

Decision

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

Reasons and Considerations

Having regard to the proposed density, overall design, scale, bulk and massing of the proposed development, in close proximity to adjacent residential property at Cranley House, and by reason of the lack of sufficient setback from same, it is considered that the proposed development would appear overbearing and visually dominant when viewed from Cranley House to the north and Dundrum Road to the east. The proposed development would also give rise to significant overlooking impacts and undue loss of privacy to Cranley House to the north. The proposed development would, therefore, be contrary to policy objectives PHP18 and PHP20 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, in relation to the protection of residential amenity, would be contrary to the Building Height Strategy of the Dún Laoghaire Rathdown County Development Plan 2022-2028, as set out at Appendix 5, Table 5.1 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.



Liam McGree

Member of An Bord Pleanála

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

Dated this *4th* day of *JUNE* 2025.