



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0162

APPEAL by Waterloo Homes Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 4th day of May, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: (i) construction of 30 number residential units comprising: (a) six number four-bedroom, three-storey dwellings (House Type A) in Block 1 and two number four-bedroom, three storey dwellings (House Type B), each dwelling is provided with private amenity space to the rear, and two number three-storey apartment blocks comprising (b) 11 number two-bedroom apartments (Apartment Type C) with patio and bicycle storage to the front and 11 number three bedroom apartments (Apartment Type D) with balcony to the front in Block 2 and 3 and (c) bicycle parking for Apartment Type D will be provided in the space between block 2 and 3; (ii) provision of 53 number car parking spaces inclusive of two number accessible spaces and 10 number EV charging spaces; (iii) new vehicular and pedestrian entrance to the site from Enniskerry Road (R117); (iv) a total of 1391.1 square metres new open space to be provided, inclusive of a detailed landscape proposal, playground and new boundary treatments; (v) undergrounding of existing overhead cables; and (vi)

new SuDS and foul water drainage and all associated works, inclusive of the removal of the existing entrance gate to the northern boundary, necessary to facilitate the development on lands north of 'The Bridge', Enniskerry Road, Kilternan, Dublin.

Decision

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

Reasons and Considerations

The proposed development, both as originally proposed and as amended on appeal would, by reason of its layout and lack of integration between the proposed open amenity spaces and the residential units result in substandard and inadequate provision of both public and communal amenity spaces which would significantly diminish the level of amenity of future residents and other residents in the area. The Board considered the disposition of spaces and the orientation of Block 1 presenting a gable end to the public road to be inappropriate, and considered the proposed development would, therefore, be contrary to Sections 12.8.3.1 and 12.8.3.2 of the Dún Laoghaire-Rathdown County Development Plan and to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

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

Dated this 18th day of June 2024.