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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dun Laoghaire Rathdown County Council**

**Planning Register Reference Number: LRD23A/0505**

**Appeal** by Dante Property Company Limited care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, Northern Ireland against the decision made on the 19<sup>th</sup> day of September, 2023 by Dun Laoghaire Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Large scale residential development comprising the completion of the Sentinel Building to provide for 110 number apartments.

Particulars of the development will comprise as follows:-

- the provision of 22 number one bed units, 60 number two bed units and 28 number three bed units along with provision of associated residential communal spaces both at terrace roof level and within the building. Ancillary communal spaces at ground level within the building will include for a resident's gym and resident's lounge;
- the provision of two additional floors on the existing six-storey section of the existing Sentinel building;
- the provision of associated internal works and elevational works to complete the building;

- provision of associated car parking and motorcycle parking at basement level;
- provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents;
- provision of associated bicycle storage facilities at basement level and bin storage facilities;
- provision of associated bicycle storage facilities at ground level;
- use of existing access from Blackthorn Drive;
- provision of an ESB substation at ground floor level;
- all ancillary site development works to include for plant and works to facilitate foul, water and service networks for connection to the existing foul, water, and ESB networks; all on lands at The Sentinel, Block C at the former Allegro Site, Blackthorn Drive, Sandyford Business Estate, Sandyford, Dublin.

## **Decision**

**Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.**

## Reasons and Considerations

Having regard to the nature and scale of the proposed development, the pattern of development and permitted developments in the area and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022–2028 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July 2023, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 2, would be warranted, as condition number 2 would ensure that the proposed development would be in accordance with the unit mix provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 and as there is no justifiable reason in this case not to impose the unit mix provisions required in accordance with condition number 2.



Stewart Logan

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

Dated this 23 day of January 2024.