



An
Bord
Pleanála

Board Order
ABP-318910-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0351

APPEAL by Auro Naes Limited trading as RoeSavin Construction Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 19th day of December 2023 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The demolition of an existing house and garage and the erection of a detached building containing 16 units in up to four levels of residential accommodation (including floorspace within part of the attic area) providing eight own-door apartments at ground level, each of which would contain two bedrooms and ancillary living/kitchen/dining/storage and bathroom accommodation, four own-door two-storey duplex units on the second and third floors, each of which would contain three-bedrooms along with ancillary living/kitchen/dining/storage and bathroom accommodation and four own-door dwelling units containing three storeys (on the second to fourth floors, including the attic, where they would be served by rooflights), each of which would contain four bedrooms as well as ancillary living/kitchen/dining/storage space and wardrobe/bathroom accommodation. The development includes the closure of an existing vehicular access to the site and the creation of a new replacement entrance, alterations to the front

boundary wall, the provision of communal open areas for recreational purposes within the site including a children's playground and the creation of private open spaces in the nature of ground level patios and elevated terraces/balconies, the creation of sixteen car parking spaces off a new driveway along with a turning area, the provision of a refuse storage receptacle and a bicycle storage facility. The application also incorporates a pedestrian gate which would connect this proposal with the residential development to its immediate east, along with connections to existing water supply, stormwater and wastewater services, along with all other site works including landscaping, Shanganagh Cottage, Dublin Road, Shankill, Dublin.

Decision

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

Reasons and Considerations

It is considered that, due to the overdevelopment of a restricted site by reason of the poor layout, lack of public open space, location and configuration of communal open space, building design quality, and the close proximity to boundaries that would not positively contribute to the public realm, the development as proposed would provide a poor standard of residential amenity for future residents, and would be contrary to the residential zoning objective for the site and Policy Objective PHP35 of the Dún Laoghaire Rathdown County Development Plan 2022-2028, relating to healthy placemaking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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

Dated this 3rd day of December, 2024.