



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0371

APPEAL by the Residents of Numbers 25-40 Woodbank care of Marston Planning of 23 Grange Park, Foxrock, Dublin and by Tom and Marea McKenna care of Patrick M. Kerr Architecture Limited of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 10th day of January 2024 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Whitefern Rock Limited care of BG Architecture of Cube Building, Monahan Road, County Cork..

Proposed Development: (1) Demolition of existing dwelling house; (2) Removal of existing front boundary wall and the construction of (a) new stone boundary wall with two number pedestrian access points and new vehicular site entrance onto the Dublin Road; (b) construction of 41 apartments in two separate apartment blocks ranging in height from one to four floors. Block A - 25 apartments consisting of one number studio apartment, 10 number one-bed apartments, 13 number two-bed apartments and one number three-bed apartment. Block A will also include an MV substation, communal room and facilities management office. Block B - 16 apartments consisting of five number one-bed apartments, 11 number two-bed apartments; basement measuring 983 square metres consisting of 32 car parking spaces; 41 bicycle

stands (82 bicycles) with a separate bicycle access ramp; moped/motorbike parking spaces; bin storage; mechanical, electrical and utilities rooms; waste collection enclosure at ground level and all associated site works relevant to the development, all at Coltsfoot, 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

Having regard to the A zoning objective and Policy Objective PHP20 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 which aims to ensure the residential amenity of existing homes in the built up area is protected where they are adjacent to proposed higher density and greater height infill developments, and to the design and layout of the proposed development, including the siting, height, scale, and massing relative to the plot boundaries, the limited separation distances provided and the proximity and relationship to the adjacent dwellings, it is considered that the proposed development would have a negative impact on the residential amenities of the properties to the immediate south of the site, by reason of overbearance. The proposed development would seriously injure the residential amenity of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the Inspector's concerns regarding the extent of tree loss required for the development. However, having regard to the Arboricultural Assessment and Impact report, the proposed landscaping plan and the observations of the planning authority Parks and Landscape Services section, the Board did not consider that this was a reason for refusal in itself. Furthermore, and notwithstanding the Board's concerns in relation to the

design and scale of the development with respect to the impact on the residential amenity of adjoining properties as set out above, the Board did not agree with the inspector's concerns in relation to the visual impact of the proposed development on the streetscape and did not consider this to be a reason for refusal in itself.



Mary Gurrie

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



Dated this 03 day of April 2025.