

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: LRD6038/24-S3

APPEAL by David and Valerie Clarke of 11 Ramleh Villas, Milltown Road, Dublin and by Red Rock Donnybrook Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin and by Others against the decision made on the 31st day of May 2024 by Dublin City Council to grant, subject to conditions, a permission to Red Rock Donnybrook Limited.

Proposed Development: The proposals comprise the demolition of existing buildings and structures on site and the construction of a purpose-built student accommodation development along with a café/retail unit and ancillary works. The development will consist of: (a) Demolition of the existing petrol filling station and associated structures on site circa 140 square metres; (b) construction of a purpose-built student accommodation of 193 number bedrooms (225 number bedspaces) (gross floor area including basement circa 7,753 square metres) in a 10-storey building over basement (with enclosed plant room and above at (part) roof level) along with a retail/café unit of circa 85 square metres at ground floor level (with access to retail/café unit from northern elevation); (c) the student accommodation consists of a mix of single, double bedroom student apartment clusters (45 number), each with shared living/kitchen/dining area and one-bed studios/twin studios all with

ensuite shower/WC, consisting of 141 number single (eight number accessible single), 24 number double, eight number studio (four number accessible studio) and eight number twin studio bedrooms; (d) internal and external communal amenity facilities (including study areas, gym, communal/games areas/ TV rooms/communal kitchens/laundry), management offices and stores/service areas; external hard and soft landscaped open spaces as follows: terrace at south western corner (circa 53 square metres) at first floor level, terrace at fifth floor level (south, east and west elevations (part) (circa 122 square metres) and terrace at roof level (circa 351 square metres) (circa 1,145 square metres internal and external amenity space overall); (e) main pedestrian entrance and reception accessed from Donnybrook Road with access to basement and cycle parking from Brookvale Road; (f) a total of 185 number bicycle spaces, (comprising 145 number secure internal bicycle spaces for residents with one number cargo bicycle space, 17 number staff spaces with one number cargo bicycle space and 19 number surface visitor spaces with one number cargo bicycle space and four number bicycle spaces for café/retail unit), with vehicular set down area on Brookvale Road; (g) all associated works to facilitate development including one number ESB substation/switch-room, water and drainage infrastructure, green roofs, PV panels, and plant at roof level (with four number 0.3 metre microwave link dishes mounted on two number steel support poles together with associated equipment on the lift overrun) and ancillary areas including landscaping/public realm works and plant at basement level, all on lands circa 0.131 hectares at the Circle K Petrol Station at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin.

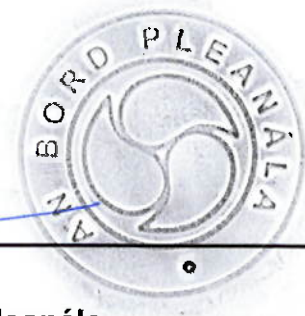
Decision

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

Reasons and Considerations

1. Having regard to the surrounding urban structure and the disposition of the building on a modestly sized and constrained site, it is considered that the proposed building is excessive in terms of height, form, site coverage and scale, and would constitute a dominant and overbearing structure in the context of the existing environment. Furthermore, it is considered that the proposal does not provide an appropriate transition in height and scale and does not respond well to site boundaries or have due regard to the nature of the surrounding urban morphology. The proposed development is considered overly dominant and would have an excessive overbearing effect on adjoining property. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and the character of the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would provide for a poor frontage along the Donnybrook Road, through its design, the overhang of the building over the public footpath and the narrowness of the footpath. Due to the layout and functionality of the building at ground floor level, the proposal would fail to enliven the streetscape and therefore would provide for a poor quality of urban design on entering the village on the R138 from the south eastern side. The provision of a set down area on Brookvale Road is a considerable distance from the main student entrance on Donnybrook Road which is considered suboptimal in terms of functionality and design. The proposed development would militate

against an attractive pedestrian environment and would therefore not be in accordance with SMT11 of the Dublin City Development Plan 2022-2028 which seeks to protect, improve and expand the pedestrian network in the city and objective SMTO2 of the development plan which seeks to improve the pedestrian network. The removal of two storeys, as provided for in the planning authority's decision, failed to resolve problems with the functionality associated with the ground floor layout. The proposed development would, therefore, conflict with the objectives of the development plan and would be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

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

Dated this *1st* day of *October*, 2024.