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**Planning and Development Acts 2000, as amended**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Coimisiún Pleanála on the 7<sup>th</sup> day of January 2021 and reactivated on the 19<sup>th</sup> day of July 2024 by Fitzwilliam DL Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

**Proposed Development comprises of the following:**

- Demolition of an existing two number storey house (circa 78 square metres) on the site and the construction of 102 number Build to Rent residential apartments (as defined under Specific Planning Policy Requirement 7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2020, across two number buildings (Building 01 and Building 02), along with ancillary residential amenities and a publicly accessible café (overall total gross floor space circa 8,765 square metres) on a circa 0.42 hectare site.
- Building 01 (fronting onto Crofton Road) comprises part five number storeys, part six number storeys, part eight number storeys and extending to part 13 number storeys in height (with setback at 13<sup>th</sup> storey level) and will accommodate 42 number one-bed apartments and 15 number two-bed apartments (circa 5,047 square metres). A flagpole extends from the eighth storey level at Building 01. Building 02 to the south extends to nine number

storeys in height (with setback at 9<sup>th</sup> storey level including a terrace) and will accommodate 38 number one-bed apartments and seven number two-bed apartments (circa 3,718 square metres).

- Internal residential support facilities and amenities in the form of a co-working and study space, gym, games area, lounge and kitchen area, and multipurpose recreational space, alongside a reception, postal and waste storage areas (circa 363 square metres) is provided at ground floor level of Building 01, with an enclosed amenity space at 13<sup>th</sup> storey level which will be publicly accessible on occasions, (extending to circa 77.4 square metres). A publicly accessible café unit is provided at ground floor level of Building 01 extending to circa 93 square metres. Additional internal residential support facilities are found at ground floor level of Building 02 in the form of a bicycle repair station, waste and storage units (circa 45.8 square metres).
- A total of circa 765 square metres of communal landscaped open space is provided, included at the courtyard between the two buildings, roof terraces at sixth storey level western elevation, ninth storey level southern elevation and 13<sup>th</sup> storey level enclosed - north, east and west at Building 01 and at the 9<sup>th</sup> storey level west elevation roof terrace of Building 02. A total of circa 681 square metres of landscaped public open space is located to the north of Building 01, adjacent to Crofton Road including a pedestrian route along the eastern perimeter of the site. Balconies are included at both buildings.
- The development includes a shared right of way providing access to Saint Michael's Hospital along the western perimeter of the site, accessed from Crofton Road. This provides access to three number car parking spaces (including one number disabled space) and two number motorcycle parking spaces located between the two buildings. A secondary landscaped pedestrian route is included along the eastern perimeter of the site providing access to Saint Michael's Hospital. A total of 150 number secured bicycle parking spaces are provided at the ground floor level of Building 02, with additional external bicycle parking within the external courtyard (26 number visitor spaces) and public open space at the northern perimeter for café use (eight number public bicycle parking spaces).
- The development also includes an Electricity Supply Board substation at ground floor level of Building 01, bin stores, services and drainage

infrastructure, green roofs, boundary treatments and all ancillary development works necessary to facilitate the development. Modifications to the configuration of the roadway and footpath, including new road markings are included at Crofton Road to facilitate the implementation of a new vehicular entrance at the western perimeter

All located on lands at Saint Michael's Hospital Car Park, Crofton Road, Dún Laoghaire, Dublin.

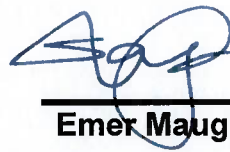
## **Decision**

**Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**

## **Reasons and Considerations**

Section 17.6 (Placemaking and creating vitality) of Appendix 17 (Interim Dún Laoghaire Urban Framework Plan) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 states that when considering development proposals intensification should be promoted primarily through compact urban form rather than through tall buildings, that a key objective is to protect the unique skyline, and that it is an objective that the hierarchical relationship between established landmark buildings and new infill development be preserved and maintained. The proposed development, up to thirteen storeys in height, would present a new and significant structure within the urban skyline which would not be consistent with these provisions. In addition, although the Dún Laoghaire-Rathdown County Development Plan 2022-2028 does not set out specific densities, the proposed density, at 313uph, significantly exceeds the general maximum density of 250uph envisaged in an urban neighbourhood such as this as set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and the proposed development does not meet the requirements for an exemption to this as per subsection 3.3.6 (a) of the Guidelines. Therefore, the proposed development would contravene the provisions of Appendix 17 (Interim

Dún Laoghaire Urban Framework Plan) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it would be contrary to Ministerial guidelines issued to planning authorities under section 28, would collectively comprise overdevelopment of the site, and would be contrary to the proper planning and sustainable development of the area.



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**Emer Maughan**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this <sup>30<sup>th</sup></sup> day of *June* 2026.