

An
Coimisiún
Pleanála

Commission Order
ABP-320493-24

Planning and Development Acts 2000 to 2024

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0341/WEB

APPEAL by Strand Court Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 9th day of July, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The construction of 89 number residential units, comprising 39 number houses and 50 number apartments, to be provided as follows: one number single storey, three bed (Type H3D) house; 12 number two-storey, three bed (Types H3B, H3B1, H3BL, and H3BR) houses; three number two-storey, three bed (Types H3C, H3CL, and H3CR) houses; four number two-storey, four bed (Types H4A1 and H4A2) houses; four number two-storey, four bed (Type H4B) houses; one number two-storey, four bed (Type H4C) house; 14 number three-storey, four bed (Types H4D, H4D1, H4DL, and H4DR) houses; four number one bed apartments; 45 number two bed apartments and one number three bed apartment. The 50 number apartments are proposed to be provided within one number part four and part five-storey apartment block, over a lower ground floor level. Balconies are provided for all apartments on the western and eastern elevations. The houses consist of two and three-storey terraced, semi-detached and detached dwellings and one single storey dwelling. An ESB substation, plant rooms, external apartment storage, and bin and cycle storage areas are proposed

within the lower ground floor of the apartment block, and bin and bicycle stores are proposed for the houses. The proposed development includes for the removal of part of an existing wall fronting Kilgobbin Road to facilitate the proposed new vehicular access from Kilgobbin Road, alterations to and the use of the existing entrance for a pedestrian and cyclist access only, provision of a new pedestrian ramp connection to Kilgobbin Road from the proposed public open space adjacent to the Kilgobbin Road boundary wall in front of Oldtown House, and associated alterations and conservation works within the setting of and to Oldtown House (RPS Reference: 1700), including new boundary treatments, with the house remaining in residential use. The application includes the site of an Inn (Recorded Monument Reference Number DU025-017002) which is incorporated into Oldtown House, and the ruins of structures associated with the Inn will be retained as part of the private open space for Oldtown House, with public open space located to the south and east of the ruins and Oldtown House. The proposed development also includes a single storey dwelling within the former kitchen garden area associated with the Inn site, situated to the west of the protected structure. A total of 133 number car parking spaces, 173 number cycle parking spaces and two number motorcycle spaces are proposed. The proposal includes associated internal roads, pedestrian and cycle paths, and the provision of the proposed infrastructure up to the application site boundary to facilitate future connections to adjoining lands. The associated site and infrastructural works include site clearance, foul and surface water drainage, including attenuation system, provision of public and communal open space, cycle stores/spaces, boundary treatment, lighting, landscaping and PV panels at roof level. The proposal incorporates alterations and improvements to Kilgobbin Road, including relocation of a bus stop, two number pedestrian crossings, and raised tables/ramps for the purpose of traffic calming, all on a site at Oldtown House, Kilgobbin Road, Dublin. The application includes Oldtown House, a protected structure under RPS Reference 1700 (a 'House'). The site is bound by Kilgobbin Road to the north-west, Derriana House and Kilgobbin Heights residential development to the west and greenfield lands to the east and south.

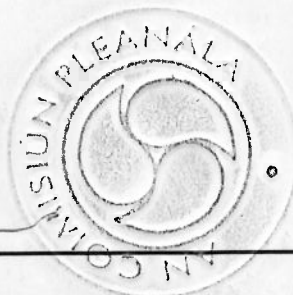
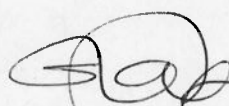
Decision

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

Reasons and Considerations

It is a Specific Local Objective of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 to implement and develop the lands at Ballyogan and Environs in accordance with the adopted Ballyogan and Environs Local Area Plan, and the Specific Local Objectives, therein. The proposed development is not accessed via the Clay Farm Loop Road, as required by the Ballyogan and Environs Local Area Plan ('Link Number 16'), and by the Site Development Framework for Kilgobbin, which requires that vehicular access for all new residential development within the Site Development Framework will be provided via the Loop Road and/or its feeder routes. The proposed development, by nature of its alternative access, would also detract from the character of the setting of Oldtown House (RPS Reference no 1700 and RMP DU025-017002) and the Kilgobbin Road, which are objectives of the County Development Plan and Local Area Plan to protect. Furthermore, the proposed development would increase vehicular, pedestrian and cyclist traffic movements on a road which is not suitable to cater for same. The proposed development would, therefore, be premature

pending the completion of the Clay Farm Loop Road, would be contrary to the relevant transport, access, movement and phasing policies of the Ballyogan and Environs Local Area Plan 2019-2027, to Specific Local Objective 61 of the Dún Laoghaire-Rathdown Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission**

Dated this 25th day of July 2025