

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: LRD24A/0636/WEB

Appeal by Nicola Coleman and others of 18 Parnell Street, Sallynoggin, County Dublin against the decision made on the 2nd day of December 2024 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Red Rock Glenageary Limited care of Brock McClure Consultants of 63 York Road, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

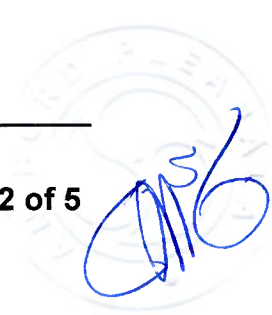
Proposed Development: The proposed development comprising amendments to the permitted LRD (Planning authority reference LRD23A/0678 / ABP-318921-24) consists of the following:

- (a) Reconfiguration and reduction of the basement level layout from approx. 3,411 square metres to approximately 2,242 square metres.
- (b) Reduction in total car parking spaces at basement level from 80 number spaces to 57 number spaces including two number accessible spaces and one number GoCar parking space.
- (c) Reduction of resident bicycle parking spaces from 254 number spaces to 190 number spaces and relocation of bicycle stores to the ground floor level at both Blocks A and B.

- (d) Relocation of the resident bin stores at basement level serving Block B to the ground floor level of Block B.
 - (e) Amendments to the ground floor layout and minor modifications to include reduction in commercial / retail unit areas to accommodate bin and bicycle stores at ground floor level in Blocks A and B and addition of stairs to the basement level in Block A. There are no changes proposed to the upper floors.
 - (f) Alteration of the basement level access ramp from a slope of 1:14 to 1:10.
 - (g) All associated site development and infrastructural works.
- Lands at junction of Sallynoggin Road and Glenageary Avenue and Glenageary Roundabout, Glenageary, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.



Reasons and Considerations

Having regard to the extant planning permission on site, and the nature, scale and location of the amendments to the extant permission which form the proposed development the subject of this appeal, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the 'NC' Neighbourhood Centre zoning objective and with other relevant policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, would constitute an acceptable mix and form of development, would provide acceptable levels of residential amenity for future occupants and would provide an appropriate range of retail and related uses and open space, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian, cyclist and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, as amended by the further information plans and particulars submitted to the planning authority on the 7th day of November 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.




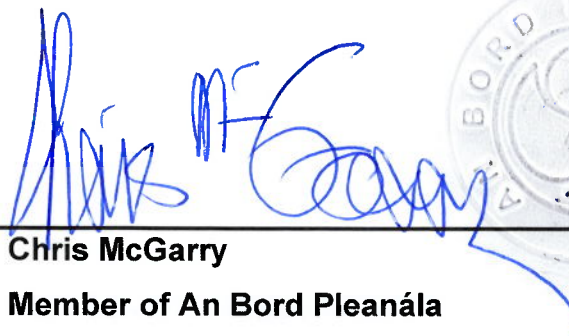
2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission ABP 318921-24 (Planning Authority Reference LRD23A-0678) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Prior to the commencement of the development, the following shall be submitted to, and agreed in writing with, the planning authority:
- (a) A revised southern elevation drawing of Block B, and corresponding ground floor plan, indicating a reduction in the extent of blank façade addressing the communal open space area to the southeast of same. This shall be achieved through the insertion of door and/ or window opens serving the Bike Store 01 and the southeastern-located bin store.
 - (b) A revised ground floor plan drawing indicating a reduction in the extent of flat ground vents proposed within the permitted open space sited between Blocks A and B. The developer is advised to utilise street furniture, planters, bollards or similar to disguise same.
 - (c) A revised landscaping plan which details the final design, finishes, method of construction and/ or installation of seating, equipment in play area, footpaths, bicycle stands, and covered bicycle stands, art works and alternative vent proposals, hard and soft landscaping and lighting proposals.
 - (d) An updated phasing plan in respect of the completion of the landscaping. No occupation of any of the apartments permitted in Phase 2 of the development shall occur prior to the completion of

the landscaping. No works shall commence on site until written agreement has been received from the planning authority.

Reason: In the interest of orderly development, to protect the amenities of the area, and to ensure that the development shall be in accordance with the permission and that effective control be maintained.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 27th **day of** March **2025.**