

An
Bord
Pleanála

Board Order ABP-312935-22

Planning and Development Acts 2000 to 2022

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 Bord Pleanála on the 7th day of March 2022 by Eircom Limited (trading as 'eir') care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin.

Proposed Development comprises of the following:

- Demolition of all structures on the site and site clearance works.
- Construction of two number apartment blocks, Blocks A and B, providing 111 number apartments in total comprising three number studios, 51 number one-bed units, 46 number two-bed four person units and 11 number two-bed three person units. Block A (Western block, fronting Dundrum Road) comprises a six storey block (five levels over lower ground level semi-basement) stepping down to the east to four storeys in height. Block B (Eastern block towards the rear (east) of the site) is of part two, and part three storey height. The proposed development has a total gross floor area of 10,291 square metres and provides; internal communal ancillary residential services and amenities to include a post room at lower ground floor level within Block A; a shared amenity and lounge (17.5 square metres) and a storage room (11.8 square metres) at second floor level within Block B.

- A semi-basement and lower ground floor level is provided in Block A that will be accessed via a vehicular ramped access and egress onto and off Sommerville Road to the north. This semi-basement provides two refuse stores;
- 39 number car parking spaces of which 10 number spaces are fitted for electric vehicles and including three number car club spaces; secure bicycle parking and storage in the form of 82 number double stacked bicycle storage spaces providing 164 number residents bicycle parking spaces; two number cargo bike storage areas; three number motorcycle spaces; plant room (75 square metres) and an Electricity Supply Board substation and switch room.
- At ground and surface level provision is made for two number disabled car parking spaces both fitted for electric vehicles together with 56 number short stay bicycle storage spaces in the form of 28 number Sheffield stands and a further three number Sheffield stands providing six number long stay bicycle spaces plus two number cargo storage bike spaces. An enclosed bin store is also provided at surface level to the north of Block B.
- Communal outdoor amenity space is provided for residents in the form of rooftop terraces located at 2nd floor level within Block A and B, respectively (totalling 360 square metres in area), and communal courtyard spaces at ground floor level between blocks (totalling 1,563 square metres in area).
- Private amenity spaces are proposed in the form of patios and terraces at lower ground and ground floor levels with balconies serving apartments at the upper levels.
- Hard and soft landscaping works are proposed at ground floor level which includes the provision of footpaths; fire tender access and an informal play area for children.
- Provision of four number rooftop telecommunications antennae (Block A) and an associated base station and cabinet that will be located within a designated comms room (approximately 13.6 square metres) that is situated at lower ground floor level within Block A.

- Works proposed to the existing Sommerville Road and Dundrum Road junction include the provision of an uncontrolled pedestrian crossing including dropped kerbs and tactile paving and reduced junction radii to 6.0 metres. Works proposed at the site access road from Sommerville Road include the provision an uncontrolled pedestrian (to include dropped kerbs and tactile paving).

All located at Sommerville House, Dundrum Road, Dublin.

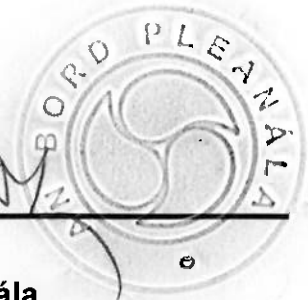
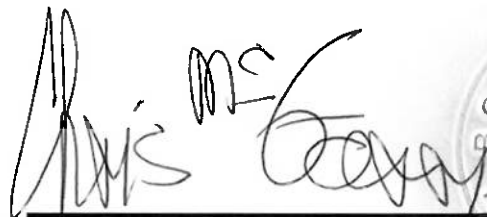
Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

The proposed development entails the provision of 111 number apartment units with a unit mix split between 3 number studio apartments, 51 number one bed apartments and 57 number two bed apartments units. Policy Objective PHP27 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 states that “it is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA”. Table 12.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 specifies that in areas classified as ‘Existing Built Up areas’ as identified on the Core Strategy Map (Figure 2.9) within which the application site is located in, for developments of 50+ units (apartments) a minimum requirement is the provision of a minimum of 20% of 3+ bedroom units (apartments). The proposed unit mix does not comply with the requirement explicitly

set out under Development Plan policy and the proposed development would constitute a material contravention of Development plan policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 26th day of August 2024