

An
Bord
Pleanála

Board Order
ABP-303875-19

Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 6th day of March 2019 by Scanron Limited care of Tom Phillips and Associates, 80 Harcourt Street, Dublin 2.

Proposed Development:

A permission for a strategic housing development known as 'Daneswell Place' with a total application site area of circa 2.02 hectares, on lands located on the southern part of the former Printworks / Smurfit Site at Botanic Road, Glasnevin, Dublin 9 (adjoining the rear of properties on Iona Road and Iona Park). The site is located to the south of a protected structure (Dublin City Council Record of Protected Structures reference 855).

The proposed development comprises an amendment to a mixed residential development granted under register reference 3665/15 (An Bord Pleanála reference PL29N.246124) as amended by register references 4267/17, 2133/18 and 4306/18. A total of 35 number permitted dwellings are under construction on the site and are unchanged by this proposed development.

The proposed development with a total gross floor area of circa 26,996.84 square metres (excluding ancillary basement) will consist of:

- 299 number residential units,
- one number childcare facility,
- one number café / restaurant,
- one number medical consultant unit,
- management spaces, and
- communal amenity facilities,

arranged in five number Blocks (A to E) ranging in height from five to nine storeys over basement level in the centre of the site.

The proposed residential accommodation will comprise:

- 112 number one-bedroom apartments;
- 178 number two-bedroom apartments; and
- 9 number three-bedroom apartments.

Block A will be five storeys in height (third and fourth floors partially set back) to comprise a childcare facility (circa 286 square metres) with ancillary outdoor play area (circa 189 square metres); café / restaurant (circa 152 square metres); medical consultant unit (circa 174 square metres) and management suite (circa 47 square metres) at ground floor level, and residential accommodation from first to fourth floor to comprise seven number one-bed units, 26 number two-bed units and one number three-bed unit.

Block B will be seven storeys in height (fifth and sixth floors partially set back) to comprise a concierge and meeting space at ground floor level (circa 54 square metres) and residential accommodation from ground to sixth floor to comprise three number one-bed units, 45 number two-bed units and three number three-bed units.

Block C will be nine storeys in height (sixth, seventh and eighth floors partially set back) to comprise 49 number one-bed units, 31 number two-bed units and one number three-bed unit. A management space (circa 24.5 square metres) will be provided at both ground and first floor levels (circa 49 square metres in total).

Block D will be nine storeys in height (sixth, seventh and eighth floors partially set back) to comprise 49 number one-bed units, 31 number two-bed units and one number three-bed unit. A management space (circa 24.5 square metres) will be provided at both ground and first floor levels (circa 49 square metres in total).

Block E will be seven storeys in height (fifth and sixth floors partially set back) to comprise four number one-bed units, 45 number two-bed units and three number three-bed units.

Balconies / winter gardens / terraces will be provided on all elevations at all levels for each block with a roof terrace (circa 300 square metres) located at sixth floor roof level on Block B only. The development will also include communal amenity uses at basement level including a gym (circa 130 square metres), lap pool (circa 263 square metres); flexible communal space (circa 286 square metres) and associated storage rooms, changing facilities and water closets.

The proposed development will also include 171 number car parking spaces comprising 10 number spaces at surface level (including three number crèche drop off spaces and seven number visitor parking spaces), and 161 number spaces at basement level (including five number car club spaces, two number crèche staff parking spaces and 154 number resident spaces). A total of 478 number secure cycle spaces will be provided at basement level, with an additional 28 number visitor cycle parking spaces located at surface level. The proposed development will include a central public open space of circa 2,031 square metres, two number semi-private courtyards of circa 972 square metres each, and a playground of circa 103 square metres.

The development includes for revised vehicular access arrangements (omission of previously approved egress under register reference 3665/15; An Bord Pleanála reference PL29N.246124) and provision of single entrance / egress, the setting back of the existing western boundary by circa two metres and minor works to the public footpaths adjoining the site on Botanic Road; scheme signage and water feature adjacent to the site entrance; a pedestrian plaza adjacent (west) to Block A fronting Botanic Road; integrated waste storage areas (residential and commercial); plant rooms; green roofs; and three number Electricity Supply Board substations and switch rooms.

The proposal includes all other hard and soft landscaping, public artwork / sculpture, boundary treatments, public lighting, servicing, excavation and associated site development works above and below ground, including site wide piped services, attenuation tanks and associated infrastructure.

Decision

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

Matters Considered

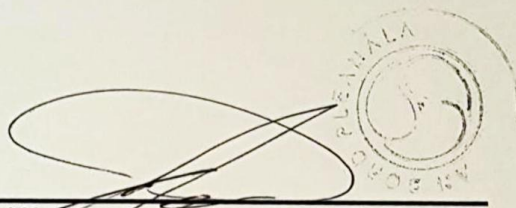
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The proposed development is located close to architecturally sensitive areas and close to buildings and streetscape elements associated with the former Players site (Record of Protected Structures reference 855) listed in the Record of Protected Structures of the Dublin City Development Plan 2016-2022. It is considered that the proposed design strategy as it relates to the design, scale and massing of apartment buildings B, C, D and E proposed proximate to the adjacent site to the north and the location of Block A, in close proximity to the newly constructed houses to the east, does not provide the optimal design solution having regard to the site's locational context and would, therefore, be contrary to the Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018. The applicant has not satisfactorily demonstrated that the proposed development would successfully

integrate into or enhance the character and public realm of the area, having regard to the topography of the site and the proximity of domestic scale residential development.

At the scale of the city and given the topographical and architecturally sensitive constraints in and around the site, the proposed development would not successfully integrate with existing development in the vicinity and would, therefore, be contrary to the Ministerial Guidelines and would be therefore contrary to the proper planning and sustainable development of the area.



Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 18th day of JUNE 2019