

An  
Bord  
Pleanála

**Board Order**  
**ABP-313129-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin 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 25<sup>th</sup> day of March 2022 by Steeplefield Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.**

**Proposed Development comprises of the following:**

- (a) The demolition of the former Chadwicks Builders Merchant development comprising one number two storey office building and nine number storage and warehouse buildings ranging in height from three metres to 9.9 metres as follows:
- Building A (8,764 square metres)
  - Building B (1,293 square metres)
  - Building C (two storey office building) (527 square metres)
  - Building D (47 square metres)
  - Building E (29 square metres)
  - Building F (207 square metres)
  - Building G (101 square metres)
  - Building H (80 square metres)

- Building I (28 square metres) and;
- Building J (44 square metres)

in total comprising 11,120 square metres;

(b) The construction of a mixed-use Build to Rent residential and commercial development comprising 633 number Build to Rent apartment units (292 number one-bedroom, 280 number two-bedroom and 61 number three-bedroom), one number childcare facility and 10 number commercial units in four number Blocks A to D ranging in height from five to twelve storeys as follows:

- Block A comprises 209 number apartments (102 number one-bedroom units, 106 number two-bedroom units and one number three bedroom units) measuring five to 10 storeys in height.
- Block B comprises 121 number apartments (53 number one-bedroom units, 45 number two-bedroom units and 23 number three-bedroom units) measuring eight to 10 storeys in height.
- Block C comprises 130 number apartments (38 number one-bedroom units, 71 number two-bedroom units and 21 number three-bedroom units) measuring eight to 12 storeys in height.
- Block D comprises 173 number apartments (99 number one-bedroom units, 58 number two-bedroom units and 16 number three-bedroom units) measuring six to 10 storeys in height. All apartments will be provided with private balconies or terraces;

(c) Provision of indoor communal residential amenity and management facilities including a co-working space, communal meeting room, work space, foyer, toilets at ground floor of Block A; gym, changing rooms, toilets, resident's lounge, studio, laundry room, communal meeting room, work space, multi-function space with kitchen at ground floor of Block B; games room with kitchenette, media room, co-working space, resident's lounge, communal meeting room, work space, reception area, management office with ancillary staff room and toilets, toilets, parcel room at ground floor of Block C;

- (d) The construction of one number childcare facility with dedicated outdoor play area located at ground floor of Block A;
- (e) The construction of eight number commercial units at ground floor level of Blocks A, B and D, and two number commercial units at second floor level (fronting Greenhills Road) of Block C as follows: Block A has three number units at ground floor comprising 79.46 square metres, 90.23 square metres, and 121.39 square metres, Block B has one number unit at ground floor comprising 127.03 square metres, Block C has two units at second floor comprising 120.85 square metres and 125.45 square metres, and Block D has four number units at ground floor comprising 84.45 square metres, 149.77 square metres, 155.48 square metres and 275.59 square metres;
- (f) The construction of three number vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and two number secondary entrances from the south for emergency access and services (access from existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;
- (g) Provision of 424 number car parking spaces comprising 398 number standard spaces, 21 number mobility spaces and five number car club spaces located at ground floor level car park located within Block A and accessed via the proposed entrance at Greenhills Road, a two storey car park located within Blocks C and D also accessed from the proposed entrance at Greenhills Road and on-street parking at ground floor level adjacent to Blocks A and C. Provision of an additional 15 number commercial, unloading and drop-off on-street parking spaces at ground floor level providing for an overall total of 439 number car parking spaces. Provision of four number dedicated motorcycle spaces at ground floor level parking area within Blocks C and D;
- (h) Provision of 1363 number bicycle parking spaces comprising 1035 number residents' bicycle spaces, five number accessible bicycle spaces and seven number cargo bicycle spaces in nine number bicycle storerooms in ground and first floor parking areas within Blocks A, C and D, and 316 number visitors' bicycle spaces located externally at ground floor level throughout the development;

- (i) Provision of outdoor communal amenity space (5,020 square metres comprising landscaped courtyards that include play areas, seating areas, grass areas, planting, and scented gardens located on podiums at first and second floor levels; provision of a communal amenity roof garden in Block C with seating area and planting (176 square metres); and inclusion of centrally located public open space (3,380 square metres) adjacent to Blocks B and C comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space; and incidental open space and public realm;
- (j) Development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, Electricity Supply Board substations, plant rooms, boundary treatments, internal roads, bicycle paths and footpaths and all associated site works to facilitate the development all located at the former Chadwicks Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Greenhills Industrial Estate, Walkinstown, Dublin 12.

## **Decision**

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





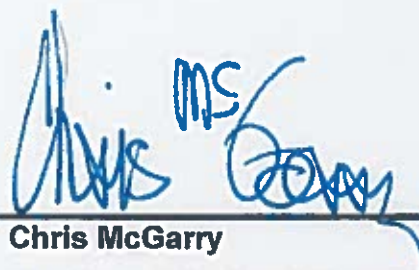
## Reasons and Considerations

1. Having regard to the relevant provisions of the South Dublin County Development Plan 2016-2022, the zoning objective REGEN and where residential development is open for consideration subject to retaining an appropriate mix of uses, and the provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, to accompany 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, and the design and layout of the proposed development, it is considered that the proposed development by reason of a lack of active frontages to Greenhills Road and the car dominated environment at this part of the development, the poor quality of the public realm at Greenhills Road, the potential conflict with the proposed Bus Connects Core Bus Corridor 9 Tallaght and Clondalkin to City Centre including a potential traffic hazard at the junction between the proposed Calmount Link Road and Greenhills Road and the potential traffic hazard adjacent to the childcare facility at the southern side of the development, it is considered that the proposed development in its current form would be contrary to the REGEN zoning objective for the site.

Furthermore the proposed development would contravene development plan Policy H7 Urban Design in Residential Developments, which seeks to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets, and would contravene development plan Policy H11 Residential Design and Layout, to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development. The development would also be contrary to the provisions of the "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, in particular Criteria Number 1 Context, 6 Distinctiveness, 7 Layout, 8 Public Realm and 12 Detailed Design. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. The proposed development would materially contravene the relevant policies and objectives of the South Dublin County Development Plan 2016-2022 in respect of building height. Having regard to the design and layout of the proposed development along and adjoining the site boundary with Greenhills Road, it is considered that the proposed development fails to meet the criteria set out in 3.2 of the Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018, in that at both town and streetscape level, the development does not make a satisfactory contribution to the public realm at Greenhills Road, and given the potential conflict with the layout of the proposed Bus Connects Core Bus Corridor 9 Tallaght and Clondalkin to City Centre. In this regard, the provisions of Specific Planning Policy Requirement 3 of these Guidelines do not apply, and the proposed development would, therefore, be contrary to the provisions of the Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018. 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

27<sup>th</sup> day of July

2022