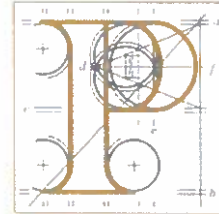


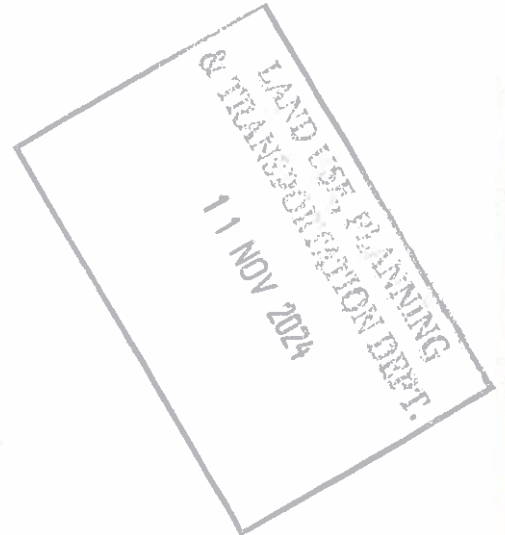
Our Case Number: ABP-317273-23

Planning Authority Reference Number: SD22A/0406



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 08 NOV 2024

Re: Construction of 2 commercial units and 8 apartments
Paintworld, 1-2 Ballymount Road Lower, Dublin 12

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

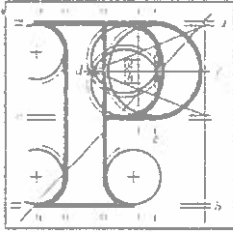
Yours faithfully,

Rory Kelledey
Executive Officer

BP100PAN

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

Board Order
ABP-317273-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0406

APPEAL by Alan and Monica Holmes care of Module Architects of 1st Floor, Chapel Hill, Lucan, Dublin against the decision made on the 10th day of May 2023 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of an existing commercial two storey building and the construction of two commercial units with plantroom on ground floor level with eight residential apartments comprising two-one bed apartments three two-bed apartments and three three-bed apartments all with private balconies over 4 floors; a communal roof garden is located on the fourth floor; enclosed bin stores for the commercial and residential units is located at the rear of the building; five total car parking spaces including one disabled car space is provided; eight bicycle spaces are provided at the front for commercial units and 10 number bicycle spaces at the rear for residential units; Sustainable drainage (SuDs) roof and roof garden are provided for the development and all associated engineering and site works necessary to facilitate the development, at Paintworld, 1-2 Ballymount Road Lower, Dublin.

WCH

Decision

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

Reasons and Considerations

1. Having regard to the policies and objectives of the South Dublin County Development Plan 2022-2028, notably Policy QDP3, Neighbourhood Context and its associated objective, Objective 1, which seeks to ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located, and Policy QDP6 and its associated Objectives 1 and 6, which require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing, public realm, and having regard to the small scale and infill nature of the site, its location within the streetscape and the prevailing pattern of development in the vicinity, the Board considers that the proposed development due to its height, density, bulk, form and design, its inappropriate treatment of the public realm and its failure to adequately consider its relationship with the neighbouring properties to the south, would result in a discordant addition to the streetscape, would impact the development potential of adjoining properties and would detract from, rather than contribute to, the character and setting of the area. The proposed development would, therefore, conflict with the stated policies and objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

hvt

- 2: Having regard to policies and objectives of the South Dublin County Development Plan 2022-2028 in respect of residential amenity, notably Policy H9 'Private and Semi-Private Open Space' and its associated objectives which seeks to ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments, and Policy H11 Privacy and Security, which seeks to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing and the standards for residential development set out in Section 12.6.7, the Board considers that identified deficiencies in the quality and amenity value of both private and communal open space would, in addition to the lack of public open space and any meaningful improvements to the public realm, unduly compromise the level of privacy and amenity afforded to future occupants of this scheme. The proposed development would, therefore, conflict with the policies, objectives and standards of the development plan and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the nature and scale of the proposed development which would see an intensification of development on site, the location of the proposed development in a highly trafficked urban area in proximity to the Walkinstown Roundabout and the prevailing pattern of development in the vicinity, the Board considers that the access and parking arrangements for the proposed development are poorly considered and would lead to an over dominance in surface car parking, poor permeability and connectivity for pedestrian, cyclists and vulnerable road users and increased pressure for parking and inappropriate turning movements in the immediate environments. If permitted, the proposed development would result in the continuation of unsatisfactory traffic and parking arrangements in the area, would endanger public safety by reason of a traffic hazard and would contribute to a poor-quality public realm.



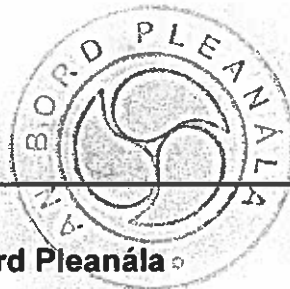
Furthermore, the proposed scheme, due to the lack of adequate bicycle parking and storage facilities, would fail to meet the mobility needs of future residents. The proposed development would therefore be contrary to the provisions of the South Dublin County Development Plan 2022-2028 including the development standards set out in Section 12.5.4 Public Realm (at street Level) and Section 12.7.6 'Car Parking Design and Layout', to SPPR4 of the Sustainable Residential Development and Compact Settlement Guidelines (2024) and to the proper planning and development of the area.



Mary Henchy

Member of An Bord Pleanála

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



Dated this 8th day of November 2024.

