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| **SD18A/0204** |  |
| AN BORD PLEANALA REF. NO.: | **ABP-302414-18** |  |
| APPEAL DECIDED: | 20-Feb-2019  |
| APPELLANT TYPE: | 1st Party |
| APPEAL DECISION: | **Refuse Permission & Refuse Outline Permission** |
| COUNCILS DECISION: | REFUSE PERMISSION & REFUSE OUTLINE PERMISSION |
| APPLICANT: | Jones Investments Limited |
| LOCATION: | Site A (1.9 ha) south of Stocking Avenue, Site B, (8.24 ha), east of Ballycullen Road, Oldcourt, Dublin 16. |
| PROPOSED DEVELOPMENT: | Permission and outline permission for development, respectively, for a mixed use scheme on two sites identified as Site A and Site B, respectively, with a combined area c. 10.14 hectares. The proposed development on Site A, for which permission development is sought, will consist of the construction of a residential scheme comprising: 65 residential units (8,310sq.m) comprising: 51 houses (31 4-bed houses (1 detached unit; 2 semi-detached units; 12 end terrace units and 16 mid terrace units) and 20 3-bed houses (2 detached units; 16 semi-detached units and 2 mid terrace units) and 14 apartments (6 single storey apartments (4 1-bed units and 2 2-bed units) and 8 3-bed duplex apartments). The development of Site A will also consist of the provision of 121 car parking spaces; bicycle parking; internal access roads; public and private open space (including areas of hard and soft landscaping); PV solar panels on roofs; waste storage facilities; Sustainable Urban Drainage Systems (SUDS); boundary treatment works; signage; lighting; 1 ESB substation; changes in level; site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground. The proposed development on Site B for which outline permission for development is sought, will consist of the construction of an educational campus (comprising a two storey 16 classroom primary school (2,407sq.m); a two storey 37 classroom post primary school (10,095sq.m) and playing pitch (c. 2.67 ha). The development of Site B will also consist of the provision of 114 car parking spaces; 660 bicycle parking stands; areas of hard and soft landscaping; extension of the footpath along Ballycullen Road; waste storage facilities; Sustainable Urban Drainage Systems (SUDS); boundary treatment works; lighting; changes in level; site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground. Site A (c. 1.9 ha) is located south of Stocking Avenue (west of Stocking Wood Copse), Ballycullen Dublin 16; Site B (c.8.24 ha) is located east of Ballycullen Road (south of Abbot's Grove), Oldcourt, Dublin 16. (Two Protected Structures are located in Site B: a Stone Cross, RPS Ref. 360 and St. Columcille's Well (Holy Well) RPS Ref. 362. For the avoidance of any doubt, no works are proposed to the protected structures). The development proposed requires the 'relocation' of the specific objective (Objective PS (Proposed Primary School) to provide a primary school set out in South Dublin County Council Development Plan 2016-2022 (as shown on map 10) from Site A to Site B. |