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*Reg. Ref.*

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**LRD23A/0014**

Appeal Notified:	25/03/2024
Appeal Lodged Date:	20/03/2024
Appellant Type:	1ST PARTY
Nature of Appeal:	AGAINST DECISION
Councils Decision:	REFUSE PERMISSION
Applicant:	Rycroft SLR Ltd.,
Location:	St. Winnows, Stocking Lane, Rathfarnham, Dublin 16 & Adjoining Lands, D16 H9R2.
Description:	<p>119 no. residential units ranging from 2 - 4 storeys in height, all boundary treatment and landscaping works, site services, connections and all site development works to include: A) Demolition of the existing "St. Winnows" detached house c. 177.9 sqm. B) Construction of 119 no. residential units (33 no. 1 bedroom units, 50 no. 2 bed units, 28 no. 3 bed units and 8 no. 4 bed units) in the form of the following unit types. * 32 no. House Type A1 - 2 bed mid terrace, * 6 no. House Type A2 - 3 bed mid terrace, * 13 no. House Type B - 3 bed end of terrace, * 9 no. House Type C - 3 bed end of terrace, * 8 no. House Type D - 4 bed semi-detached, * 4 no. 1 bed Maisonette, * 4 no. 1 Bed Duplex, * 4 no. 2 Bed Duplex, * 25 no. 1 Bed Apartment units, * 14 no. 2 Bed Apartment Units. C) Open space is proposed in the form of (i) 4 no. public open space areas (approx. 3.936 sqm) and (ii) residential communal open spaces (approx. 386 sqm) including a playground. Each residential unit has associated private open space in the form of a garden/balcony/terrace. D) The development shall be served via a new vehicular access point from Stocking Lane and the existing entrance to St. Winnows will be closed. E) Shared pedestrian and cycle access at the eastern boundary of the site to neighbouring Springvale estate is proposed, raised signal controlled pedestrian crossing to the south west of the site across Stocking Lane and shared pedestrian and cycle lane connection to the permitted development to the north along Stocking Lane (ABP-311559-21/Reg. Ref SD21A/0194). F) A total of 125 no. car parking spaces, to include 2 no. accessible parking spaces, 1 no. Driveyou Space, and 6 no. EV charging spaces for all apartment and Duplex / Maisonette parking spaces. G) A total of 249 no. bicycle parking spaces, in the form of 54 no. long stay bicycle parking spaces within the apartment block, 92 no. spaces in the form of secure bicycle lockups adjacent to the entrance of mid-terraced houses and duplex units, 68 no. spaces for houses and maisonettes in the form of direct access to rear gardens, 23 no. short stay visitor bicycle parking spaces at surface level for the apartment block, 8 no. bicycle parking spaces for the duplex units and 4 no. visitor bicycle spaces for the maisonettes. H) 2 no. ESB kiosks. I) Bin store area for the apartment block is proposed at ground floor level adjacent to the apartment block. All associated site and infrastructural works include provision for water services; foul and water surface</p>

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water drainage and connections; internal roads, attenuation proposal; permeable paving; all landscaping works including green infrastructure zones; green roofs; roof plant room and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting and electrical services.