Appendix 1:

Planning History - Surrounding Area

D20A/0525

Permission was sought on 28 July 2020 for a proposed development comprising of the proposed conversion of an existing detached garage into an accessible bedroom & en-suite bathroom including minor alterations to elevations together with a single storey link to the main dwelling house at Sliding Rock, Blackglen Road, Sandyford, Co. Dublin.

Permission was **GRANTED** on 22 October 2020.

D05A/1029

Permission was sought on 7 December 2005 for the demolition of the existing derelict house on site at Blackglen Road and subsequent construction of 75no. residential units at Slate Cabin Lane, Sandyford, Dublin 18.

Permission was **GRANTED** on 5 January 2006.

However, the application was subject to a third party appeal (PL06D.216070), which was refused on 03 October 2006, due to 2 reasons relating to the Blackglen Road, design and scale.

D17A/1003

Permission was sought on 19 September 2018 for a residential development consisting of the demolition of the existing dwelling house and sheds and the construction of 67 no. apartments in 3 no. three storey plus penthouse blocks (Blocks A, B & C) containing in total 5 no. one bed units, 48 no. two bed units and 14 no. three bed units at a site known as Whinsfield, Sandyford, Dublin 18. The development included a basement (under blocks B & C), on surface car parking, the construction of a new site entrance from the public road and all associated site and landscaping works on a 1.09 hectare site.

Permission was **GRANTED** on 16 October 2018, however, the application was subject to a 3rd party appeal (ABP-302954-18), which was granted on 27 March 2019.

D21A/0383 / ABP-310859-21

Permission was sought on 29 April 2021 for the sub-division of an existing site for the construction of a detached two storey house, connection to public foul sewer and utilisation of existing vehicular entrance and all associated site works at "Rockbrook House", Blackglen Road, Sandyford, Dublin 18.

Permission was **REFUSED** on 23 June 2021, due to one reason relating to the proposed development being considered premature pending the upgrade of the Blackglen Road, which would endanger public safety by reason of traffic hazard.

It's noted that this application was subject to a first party appeal (ABP-310859-21), which was granted on 17 February 2022. An Bord Pleanála noted that the proposed development would be acceptable in terms of traffic safety because the design of the layout of the existing established access had been incorporated into the Blackglen Road Improvement Scheme, which was and is still under construction but is due to be completed mid-March 2024.

ABP 309965-21

Permission was sought on 16 April 2021 for an a strategic housing development at Lambs Cross, Sandyford Road, Dublin 18, consisting of demolition of existing dwelling on site and permission for a mixed use development consisting of 143 Residential Units, including 4 live work units (Block A =34, Block B = 27, Block C = 48, Block D = 34) Communal Room (36sq.m) Hot Desk Area (36sqm) Commercial Unit (42sq.m) x2 Office units (Office 1, 48sq.m Office 2, 97sq.) Coffee Shop 42sq.m, Gym 115sq.m, Community Room 36sq.m and a Crèche 200sq.m. Together with 166 Car Parking Spaces (9 surface spaces and 157 basement spaces inclusive of 5 disabled spaces and 5 car share), raised pedestrian board walk, landscaping/tree planting and all associated works.

Permission was **REFUSED** on 5 August 2021 by the Board.

D23A/0456

Permission was sought on 10 July 2023 the demolition of the existing single storey dwelling, garage, boiler house, 2 no. dwarf block walls and associated structures at 'Crohamhurst' (approx. 209.8 sq m) and the construction of a new Neighbourhood Centre and Residential Development in 3 no. new build Blocks A, B and C ranging between 3 - 6 storeys in height over part 1 and part 2 storey basement level on lands located at Crohamhurst, Sandyford Road, Dublin 18, D18W9Y5 and adjoining lands at Lamb's Cross.

The development consisted of 80 no. residential apartment units (22 no. 1 bed units; 41 no. 2 bed units; and 17 no. 3 bed units) and associated residential amenity space; a supermarket and associated off licence; a restaurant / bar and associated winter garden; 2 no. retail units (a pharmacy and a beauty/hair salon); an ATM area; a health centre; and a café.



Figure 8 – CGI view of the proposed development

Permission was **GRANTED** on 11 April by Dun Laoghaire-Rathdown. However, the application is subject to a 3rd party appeal (ABP-319621-24).

ABP 313321-22

Permission was sought on 13 April 2022 for a strategic housing development at Balally and Woodside at Blackglen Road and Slate Cabin Lane, Dublin 18, which consisted of the demolition of existing structures on site and construction of 101 no. residential units (32 no. houses, 69 no. apartments), creche and associated site works.



Figure 9 – Extract from planning application

Permission was **GRANTED** on 27 August 2024 by An Bord Pleanála.

ABP 313443-22

Permission was sought on 28 April 2022 for a strategic housing development at 'Karuna' and 'Glenina' at Sandyford Road, Dublin 18, D18 C2H6 and D18 X5T7. The proposed development principally consists of the demolition of the existing dwelling and ancillary buildings known as 'Glenina', the existing dwelling known as 'Karuna' and the existing boundary wall fronting Sandyford Road, and the construction of a residential development principally comprising 137 No. apartments (32 No. 1-bed units, 78 No. 2-bed units and 27 No. 3-bed units) in 4 No. blocks ranging in height from part-1 No. storey to part-6 No. storeys with a part-basement/part-under croft level (at Blocks B, C and D).



Figure 10 – Extract from planning application

Permission was **GRANTED** on 9 August 2023.

D22A/0365

Permission was sought on 26 May 2022 for a residential development, consisting of 46 no. units comprising 36no. apartment units in a 4-storey block at Blackglen Road, Sandyford, Dublin 18 (Four Winds site). The proposal included the demolition of an existing derelict dwelling on the site, the provision of upgraded vehicular and pedestrian access to the site from the Blackglen Road and new internal access road and footpaths.



Figure 11 – Extract from planning application

Permission was REFUSED on 20 July 2022, due to three reasons, which the following summarises:

Reason 1:

- Layout failed to achieve a quality sense of place, have regard to the surrounding context and provide linkages and relationships with adjoining lands to the northwest and northeast.
- Represented piecemeal development and would have a negative impact on the surrounding character of the area and would be injurious to existing and future residential amenities in the areas.
- Design of Block A was visually obtrusive and overbearing from Blackglen Road.
- The proposal was contrary to Policy PHP35: Healthy Placemaking, Policy Objective PHP37 - Public Realm Design and Policy Objective PHP42 - Building Design & Heights as well as Appendix 5 (Building Height Strategy) of the Dun Laoghaire Rathdown County Development Plan, 2022-2028 and the Urban Development and Building Heights, Guidelines for Planning Authorities (2018, DoHPLG).
- The proposal was also contrary to Policy Objective T11: Walking and Cycling, Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking and Section 12.3.1.1 Design Criteria of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028 which seeks to achieve high standards of design and layout to create and foster high quality, liveable neighbourhoods

Reason 2:

- The proposed development materially contravened the 'F' zoning development objective.

Reason 3:

- The proposed development failed to take due regard to the environmental and ecological sensitivities of the site and surroundings it its design. It has not been sufficiently demonstrated the scheme would not be unduly injurious to flora and fauna on site and in the vicinity

D24A/0947/WEB

Permission was sought on the 28th of November 2024 at the Cottage, 144 Blackglen Road, Sandyford, Dublin 18, D18H2T0 or the construction of one no. detached split-level two storey and part single storey, 4 bedroom dwelling within the rear garden of the existing single storey detached cottage, with PV panels within the western facing side roof slope, as well as all ancillary site development works. Vehicular access will be via a sharing of the existing entrance off Blackglen Road to serve both the existing and new house that will provide a new driveway to the new dwelling that will be served by 2 no. car parking spaces and garage.

The Planning Authority are due to make a decision on this application in the coming weeks.

D24A/0639/WEB

Permission was sought on the 19th of August 2024 at Sliding Rock, Blackglen Road, Dublin 18, D18F6C0 for a single storey/ 2-storey detached dwelling and ancillary site development works including boundary treatment, connections to public services and vehicular access from Blackglen Road through existing entrance serving existing house.

Permission was **GRANTED** on 14 November 2024.

D24A/0558/WEB

Permission was sought on the 16th of September 2024 for a proposed residential development of 31 no. units located at the Blackglen Road (R113), Sandyford, Co. Dublin. The proposed development consists of:

i. Construction of 31 no. residential units consisting of:

A) Block A (23 no. apartments) over 4 storeys comprising of: i. 6 no. 3 bed apartment units, ii. 16 no. 2 bed apartment units, iii. 1 no. 1 bed apartment unit, iv. External roof deck of 180m2 for communal open space (Block A), v. Green Roof of 214m2 at third-floor level and Green Roof of 231m2 at roof level.

B) Block B (8 no. duplex units) over 3 storeys comprising of: i. 4 no. 2 bed apartment units, ii. 4 no. 3 bed apartment units, iii. External staircase from ground to first-floor level at North Elevation, iv. Private open space external terrace/balcony area at lower-ground level and second-floor level.

ii. Demolition of the 1 no. existing residential unit and ancillary garage on site (floor area approx. 239sq.m).

iii. Provision of 33 no. car parking spaces comprised of: a. 24 no. standard car parking spaces, b. 2 no. accessible car parking spaces, c. 7 no. EV parking spaces, d. 3 no. motorcycle spaces.

iv. Provision of 2no. internal bicycle storage areas providing a total of 80 no. long stay bicycle parking, spaces, with an additional 14 no. short stay spaces located throughout the site.

v. Provision of upgraded vehicular and pedestrian access to the application site from the Blackglen Road R113, road, utilising the existing site entrance at the South-East of the site.

vi. Provision of a new internal access road and footpaths.

vii. Provision of Bin Storage Area (15sq.m).

viii. Provision of 2 no. attenuation tanks.

ix. Hard and soft landscaping including shared communal and private open space, drainage infrastructure, public lighting, footpath connections and signage.

x. All other associated and ancillary development and site works.

Dún Laoghaire Rathdown County Council have requested additional information.