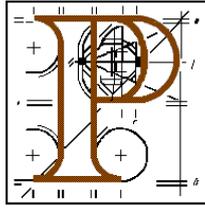


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Dublin City Council

Planning Register Reference Number: 2194/15

An Bord Pleanála Reference Number: PL 29S.244822

APPEAL by Arcourt Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 2nd day of April, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: The development (on an overall site of circa 0.293 hectares will consist of the demolition of numbers 11, 12, 13 and 14 Old Naas Road Cottages, Old Naas Road (all single-storey habitable dwellings) and the construction of a part three and four-storey building over basement level comprising 38 number aparthotel suites and six number two bedroom apartments situated around a central landscaped courtyard. There are balconies associated with this development. 52 number car parking spaces, bicycle storage, plant areas and bin storage are located at basement level. Vehicular access to the development will be via the existing access point off the Kylemore Road at The Sheldon Park Hotel and 12 number existing car parking spaces will be removed from the hotel car park to accommodate the development. Permission is also sought for all associated site development, landscaping and boundary treatment works, all at 11, 12, 13 and 14 Old Naas Road Cottages, Old Naas Road, Bluebell and The Sheldon Park Hotel, Kylemore Road, Dublin.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Notwithstanding the fact that development of the type proposed would be acceptable in principle, the Board had certain concerns about the design of the proposed development and the extent of development proposed on the site. Furthermore, the Board considered that the proposed development of permanent residential units would not be compatible with the main proposed use as an aparthotel. The Board further considered that the proposed building was sited too close to Kylemore Road on the western side and the Old Naas Road on the southern side and that this would lead to loss of amenity for future patrons. The Board also considered that the section of the four-storey element which would face eastward would, given its height, be likely to interfere with the amenities of established residential units on the Old Naas Road. The Board had a further concern about the variety of materials being used and the “bolt-on” balconies, which it considered could lead to a confused series of elevations. For these reasons the Board considered that the proposed development would seriously injure the visual and residential amenities of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2015.