



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3943/19**

**APPEAL** by Michael Munnely care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 31<sup>st</sup> day of October, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Construction of two-storey detached building comprising two number two-bedroom apartments (one number on ground-floor and one number on first-floor), provision of a six metres squared balcony on east elevation serving bedroom one in each apartment, provision of private open space for each apartment (37.08 square metres to serve one number apartment and 37.81 square metres to serve the other apartment) at roof level with timber clad screen, provision of two number car parking spaces, provision of two number bicycle parking spaces in bicycle store and all ancillary works necessary to facilitate the development at 56 Fassagh Avenue, Cabra, Dublin.

**Decision**

**REFUSE permission for the above proposed development in accordance with 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**

The proposed development is located in an area for which the stated zoning objective in the current Dublin City Development Plan is 'to provide for and improve neighbourhood facilities', is situated to the rear of commercial and residential developments and would be accessed by way of a private service laneway which serves a public house and fast food outlets. Furthermore, the proposed development would be highly visible from and proximate to first floor residential development at this neighbourhood centre.

It is considered that this piecemeal development would constitute a form of development which would be out of character with the area and would constitute an overbearing form of development, which would interfere with existing residential amenities. It is considered that the proposed development by reason of noise and disturbance would provide a substandard level of residential amenities for future occupants.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

**Dated this            day of            2020**