



An
Bord
Pleanála

Board Direction
BD-003369-19
ABP-303482-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th June 2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the lack of private open space to serve the proposed apartments, the poor quality of daylight that would be afforded to the proposed residential units in the basement, and the functional inadequacies in the overall internal layout of the apartments in the new building, it is considered that the proposed development would seriously injure the residential amenities of future occupants and would represent overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located in an area zoned "Z5" in the Dublin City Development Plan 2016-2022, where the objective is *"to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity."* This objective is considered reasonable. The proposed residential development, comprising of apartment units at street level without any degree of separation from the footpath, would not provide for an appropriate street edge at this location with sufficient animation at street level and a mix of uses within the scheme. Furthermore, the presence of habitable rooms fronting directly onto the public

footpath would create an unacceptable standard of residential amenity. The proposed development, including a new fourth storey, would seriously injure the special architectural character of the adjoining protected structures and the historic urban grain of this already compromised site. The elevations of the new proposal are inappropriately composed and would seriously compromise and injure the architectural character of this historic terrace comprising wholly of protected structures, would seriously injure the visual amenities of the historic streetscape and residential amenities for future occupants of the scheme and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/06/2019

Stephen Bohan