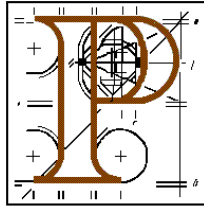


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3528/15

An Bord Pleanála Reference Number: PL 29S.245775

APPEAL by Targeted Investment Opportunities PLC care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 23rd day of October, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use of one number student common room of 175 square metres located at upper ground floor (level 02) in Block ABC (formerly Block E) to one number office unit of 175 square metres. No proposed changes to plans, elevations or sections. Block ABC (formerly Block E) was permitted under planning register reference number 3191/13 and is currently under construction. The site is located to the north of the Digital Hub complex with frontage to Bonham Street. The site is accessed from Bonham Street. All at Digital Hub complex (Windmill Site), Thomas Street, 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

Having regard to the planning history of the site, to the pattern of the development in the area, to the significant distance of the appeal site from educational campuses and significant areas of high quality open space and to the balance between open space and indoor amenity space which would result from the proposed change of use, it is considered that the proposed development would result in a reduced standard of amenity for future occupants of the student accommodation in an area where existing amenities are limited and would be contrary to the provisions of the Dublin City Development Plan 2011-2017 as it would result in the inadequate provision of appropriate indoor and outdoor communal and recreational facilities for the amenity of the students (Appendix 23). The proposed development would, therefore, be contrary to 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 2016.