

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2576/16**

An Bord Pleanála Reference Number: PL 29S.246775

**APPEAL** by Vimovo Leinster Road Limited of 4 Inver Mews, Old Chapel Road, Arklow, County Wicklow against the decision made on the 24th day of May, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development comprising number single storey three bed dwelling of circa 110 square metres; two number car parking spaces and all ancillary development and site layout amendment works. The site was previously included within a development of nine number dwellings as permitted under planning register reference number 4111/08/x1 and amended by planning register reference number 3935/14 (An Bord Pleanála appeal reference number PL29S.244606). The proposed development will result in a total of 10 number dwellings within the Grosvenor Manor Scheme, at site of circa 489 square metres to the rear of 33, 35, 37, 39, 41 and 43 Grosvenor Place, Rathmines, Dublin within a housing scheme known as Grosvenor Manor.

## **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**

The proposed development would result in the loss of a significant area of landscaped open space from the western portion of the Grosvenor Manor housing development. Condition number 2 of the planning permission granted under An Bord Pleanála appeal reference number PL29S.233294 and condition number 4 of the amending planning permission granted under An Bord Pleanála appeal reference number PL 29S.244606 specified that this open space was to be provided and landscaped, respectively. It is considered that the configuration of open space to serve the existing and proposed development as a consequence of the proposed development would result in a poor standard of residential amenity for both the existing residents of Grosvenor Manor and for the resident of the proposed house. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2016.**