

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3217/16**

An Bord Pleanála Reference Number: PL 29N.247261

**APPEAL** by Carroll's Irish Gifts care of EMD Architects of 107 Ludford Road, Ballinteer, Dublin against the decision made on the 22<sup>nd</sup> day of August, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of four number two-storey light industrial/storage buildings and the construction of a four-storey over basement mixed-use building providing warehousing/storage at ground floor and part of the basement level and residential use as 14 number apartments at the upper floors (two number one-bedroomed, 11 number two-bedroomed and one number three-bedroomed) with communal public open space to the rear (north-east) at first floor level, 10 number balconies to front onto Rutland Place (south-west) and two number balconies to rear (west), the total building area of 2,846 square metres with vehicular access to the warehouse and basement residential car parking from Rutland Place. All at 16-19 Rutland Place, 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 sensitivity of the site to the rear of the protected structures of North Great George's Street and to the scale, depth and massing of the proposed development, it is considered that the proposed development would result in an unacceptable form of urban infill which would, due to the proximity of the upper levels to the rear of the curtilages of the houses on North Great George's Street, have a negative impact on the proportionate relationship in scale between the buildings along this mews lane and the main buildings on North Great Georges Street and would not reflect the fine grain nature of the historic plot widths. The proposed development would, therefore, interfere with the setting and character of protected structures and would be detrimental to the historic character of the area. The proposed development would seriously injure the amenities of the area and the residential amenities of properties on North Great Georges Street, and would set a highly undesirable precedent for similar developments elsewhere along Rutland Place. The proposed development would, therefore, contravene the policies, objectives and provisions of the current Dublin City Development Plan, (QH25, CEE23, CHC2, CHC4, CHC5 and section 16.10.15), which policies, objectives and provisions are considered to be reasonable, would represent over development of the site and would 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                    2017.**