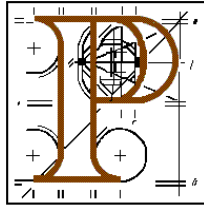


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 2719/16

An Bord Pleanála Reference Number: PL29S.247352

APPEAL by The Tenants Committee (of 25-32 Townsend Street) care of Laurence O'Connor of 26 Townsend Street, Dublin against the decision made on the 14th day of September, 2016 by Dublin City Council to grant subject to conditions a permission to Carlisle Trust Limited care of MCA Architects of 4 Hanover Wharf, Asgard Road, Dublin.

PROPOSED DEVELOPMENT: Demolition of an existing 5,087 square metres by five-storey office building over basement car park (1,268 square metres), and its replacement with the construction of a new office building of seven-storeys (9,330 square metres gross floor area) over basement level (1,309 square metres), together with an external roof plant area. The development will include a ground floor reception area access off Townsend Street, together with vehicular access to the basement car park off Spring Garden Lane. Sub-station and switch-room access will be provided off Cards Lane. Accommodation will consist of the following: office over ground to sixth floor levels (7,642 square metres net internal floor area) together with ancillary floor area over ground to sixth floor levels (1,680 square metres) (ancillary space includes area such as circulation cores (lifts and stairs), ground floor reception area, electrical substation and switch-room); External screened plant area at roof level (919 square metres), including area of green roof, basement level (1,113 square metres) comprising 23 number car parking spaces including one number mobility-impaired space, two number motorcycle spaces and 97 number bicycle spaces, waste compound, plant spaces and storage. The development will include the provision of SUDs measures, improvement works to the adjacent public pavements, landscaping, lighting, changes in level, boundary treatments, associated site servicing (foul and surface water drainage and water supply), and all other associated site excavation and site development works above and below ground at 157–264 Townsend 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

The Board considered that the scale of the proposed development, in terms of the disposition of the main building elements, the excessive void to solid ratio, the absence of horizontal delineation, the absence of an active street frontage at ground floor level and the overall delineation of the proposed building which makes inadequate reference to the visual pattern of development in the immediately surrounding area and inadequate response to the rectilinear nature of nearby developments, would seriously injure the visual amenities of the area and depreciate the value of property in the vicinity. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal would detract from the streetscape and the visual and residential amenities of the area due to the inappropriate scale and design of the proposed development.

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

Dated this day of 2017.