

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3509/16

An Bord Pleanála Reference Number: PL 29N.247416

APPEAL by LDC Developments Limited care of Hughes Planning and Development Consultants of the Mash House, Distillery Road, Dublin against the decision made on the 4th day of October, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a three-storey, flat roofed apartment block comprising of nine number apartments (six number two-bedroom and three number one-bedroom apartments). The development to include new access road, private balconies, public open space with play facilities, 11 number car parking spaces, landscaping bin store, SUDS drainage and all associated works to facilitate the development at lands adjacent to “Hampton Lodge” apartments and to the rear of “The Cloisters”, Grace Park Road, Drumcondra, 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

1. The proposed development would occupy land that is part of the open space of the residential development authorised under appeal reference number: PL29N.203824 and planning register reference number: 4378/02, known as Hampton Lodge. The proposed development would result in the loss of a centrally located useable open space which is integral to the amenities of the dwellings at Hampton Lodge. The proposed development would, therefore, seriously injure the residential amenities of those dwellings and the visual amenities of the overall development. It would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would materially contravene condition numbers 2 and 6, as granted under An Bord Pleanála appeal reference number PL29N.203824 and planning register reference number: 4378/02.

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

Dated this day of 2017.