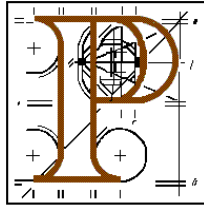


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 2873/16

An Bord Pleanála Reference Number: PL 29S.247442

APPEAL by The Pembroke Road Association of 57 Pembroke Lane, Off Raglan Road, Dublin and by others against the decision made on the 26th day of September, 2016 by Dublin City Council to grant subject to conditions a permission to Praiano Ventures Limited care of Tyler Owens Architects of The Mash House, Distillery Road, Drumcondra, Dublin.

PROPOSED DEVELOPMENT: Development consisting of (i) the demolition of existing derelict building; (ii) the construction of a five-storey over basement apartment complex to include nine number apartments with balconies to the rear (seven number two bed and two number one bed) with car-lift to basement with eight number car spaces; (iii) formation of a new 3.5 metres wide vehicular entrance and 1.2 metres wide pedestrian entrance access from Percy Place and (iv) private amenity roof garden, boundary treatment, landscaping, SuDS drainage and all associated site works necessary to facilitate the development at 53 Percy Place, Ballsbridge, 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 existing character, scale and pattern of development in the immediate vicinity and to the configuration and limited scale of the site, it is considered that the proposed apartment block, by reason of its overall scale and bulk would constitute a visually incongruous feature in the streetscape. In this regard, it is considered that the proposed development is unacceptable in terms of the proposed treatment of the boundary with the immediately adjoining building to the north-east on Percy Place, which is a Protected Structure. Furthermore, it is considered that the proposed development would adversely impact on views from a number of important nearby vantage points including points along the Grand Canal, Huband Bridge and the Pepper Canister Church. Accordingly, it is considered that the proposed development constitutes overdevelopment of a restricted site and would, therefore, be contrary to 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 modifications recommended by the Inspector were too substantial an intervention in the overall design of the proposed scheme and, in any event, did not fully address the concerns of the Board as set out in the Reasons and Considerations above.

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

Dated this day of 2017.