



An
Bord
Pleanála

Board Order PL 29N.247761

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: 3821/16

Appeal by Mortar Developments Properties Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 22nd day of November, 2016 by Dublin City Council to refuse permission.

Proposed Development: Amendment to previously permitted student accommodation and café scheme (planning register reference number 2990/14, An Bord Pleanála appeal reference number PL 29N.244466) as follows: the provision of an additional storey of student accommodation on the western and central blocks measuring 661.1 square metres gross floor area to provide an additional four number 'house' units (three number six bedroom units and one number five-bedroom unit). The development will also consist of an extension (measuring 33.4 square metres) to the south of the permitted sixth storey on the western block resulting in amendments to permitted Unit Number 29 providing for an additional two number single occupancy bedrooms, with associated alterations to the lounge/kitchen space. The development proposed will result in a part-seven (including set-back) and part-five-storey over basement/lower ground floor building (up to a maximum height of circa 22.43 metres). The alterations proposed will also result in a total of 237 number bedrooms (or 243 number bedspaces) (from 212 number bedrooms (or 217 number bedspaces) permitted. The total gross floor area of the building increases

by 694.5 square metres (from 6,616.3 square metres permitted to 7,310.8 square metres proposed).

The scheme also includes: the repositioning of the permitted pin-mounted sign (with rear illumination) on the northern elevation, an increase in size of the permitted pin-mounted sign (with rear illumination) on the southern elevation, associated elevational changes, and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal). All on a site of circa 0.19 hectares at numbers 27-31 Church Street, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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.

