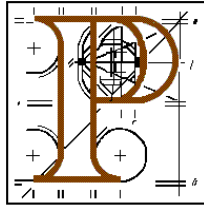


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4357/16

An Bord Pleanála Reference Number: PL 29S.248167

APPEAL by Paul Tully of 66 Kimmage Road West, Dublin against the decision made on the 17th day of February, 2017 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: The demolition of 194 square metres of existing industrial sheds, change of use from steelwork fabricators premises to residential, namely the erection of two two-storey detached houses, four car parking spaces, re-instatement of driveway and crossover and associated works on the land between and behind numbers 404, 406, 408 and 410 Clogher Road, Crumlin, 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 two storied nature, density and layout of the proposed development, it is considered that the proposed development of two dwelling houses to the rear of numbers 404, 406, 408 and 410 Clogher Road would constitute undesirable piecemeal backland development which would seriously injure the amenities of the area, would result in substandard private open space for these existing properties, would represent overdevelopment and would set an undesirable precedent for further such backland development in the rear gardens of these properties. The development proposed would, therefore, be contrary to Section 16.10.2 (Residential Quality Standards - Houses - private open space) and Section 16.10.8 (Backland Development) of the Dublin City Development Plan 2016-2022 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.