



An
Bord
Pleanála

Board Order

PL 29N.248257

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2021/17

Appeal by Vabtol Limited care of Ceardean Limited of 9 Dolphins Barn, South Circular Road, Dublin against the decision made on the 2nd day of March, 2017 by Dublin City Council to refuse permission.

Proposed Development: Change of use of two number existing commercial/retail units at ground floor to two number two-bedroom residential apartment units, with enclosure of external private open space, amendments to west elevation and ancillary site works at 64-65 Prussia 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.

Reasons and Considerations

1. Having regard to the Z6 zoning objective for the site in the Dublin City Development Plan 2016-2022, the objective of which is 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation', it is considered that the proposed development, which would involve the conversion of permitted enterprise units into residential use, would result in the loss of employment floorspace and an unacceptably high proportion of residential use on the overall site, and which would no longer be subsidiary to the employment uses on the site, and would lead to a further erosion of the employment floorspace within the Z6 area. The proposed change of use would conflict with the zoning objective in the development plan, which is considered to be reasonable, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the layout and design of the proposed apartments, with bedroom windows looking directly onto an internal courtyard car park and service area, partly in shadow, and with private open space consisting solely of narrow areas of a former laneway surrounded by high walls or fencing/railings, would constitute a substandard form of development, and by reason of poor levels of natural light, security and privacy, inadequate open space amenities, and with potential for undue impact from noise, would seriously injure the residential amenities of future occupants of the apartments. The proposed development would, therefore, 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