



An
Bord
Pleanála

Board Order PL 29N.248566

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2413/17

Appeal by Ide Mulcahy care of Reddy Architecture and Urbanism of Quay Street, Sligo against the decision made on the 28th day of April, 2017 by Dublin City Council to refuse permission.

Proposed Development: Demolition of all existing structures on the site and the construction of 23 number apartments ranging in size from 57.7 square metres to 107.8 square metres in two buildings ranging in height from three storeys to five storeys. The total gross floor area of the development is 2,300 square metres approximately. Building A fronting onto Shelmalier Road will consist of eight number two-bedroom duplex units, six number two-bedroom apartments and four number three-bedroom apartments. A roof garden/communal amenity space with pergola and planting will be located on the third floor. Building B fronting onto Church Road will consist of four number one bedroom apartments and one number two-bedroom apartment. 23 number car parking spaces will be located at ground level with vehicular entrance from Church Road and vehicular exit onto Shelmalier Road. All ancillary areas and associated works including 23 number bicycle parking spaces, bin storage, landscaping and private amenity space for each apartment in the form of balconies and terraces, connection to drainage and water services. All on a site of 1,500 square metres at Church Road, East Wall, 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. Notwithstanding the proposal to develop a vacant site for residential use, the proposed development would, having regard to its height, scale and design, be excessive in scale and form. The design of the proposed development shows insufficient regard for the sensitive and prominent nature of the site by reason of visual intrusion and overbearing design. The proposed development would be at variance with the pattern of development in the area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

