



An
Bord
Pleanála

Board Order
PL 29N.248638

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2467/17

Appeal by Remcoll Capital Limited care of Gráinne Mallon of 12 Balscadden Road, Howth, County Dublin against the decision made on the 9th day of May, 2017 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing 'Leech Papers' factory and associated site clearance and construction of 'build-to-let' scheme of 48 one bedroom and 12 two bedroom apartments with private balconies over six storeys with 320 square metres of communal facility (bulk storage area, meeting rooms, laundry room and management suites) located on ground floor with basement parking provision underneath for 26 cars and 40 bicycles. The development also shows for internal landscaped courtyard with communal bin storage, ESB sub-station, new boundary walls throughout and associated site development works, all at 'Leech Papers' Limited, 1A to 1C, Shamrock Place, 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. The site of the proposed development is zoned 'residential' where it is the policy of the planning authority as expressed in the Dublin City Development Plan 2016-2022 to promote residential development at sustainable urban densities, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area. This policy is considered reasonable. Having regard to the prominent city centre location of the site that forms part of the visual setting for the city on approach from North Strand Road towards Amiens Street, it is considered that the proposed development represents a poor design solution that fails to have regard, in particular, to the proximity of Shamrock Cottages, a residential conservation area, immediately south of the site. The proposed development also fails to provide high quality residential development in accordance with section 28 Guidelines and most notably the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), issued by the Department of the Environment, Heritage and Local Government in 2009. The architectural expression of the proposed apartment block by reason of excessive mass, scale, design, and use of materials would be of poor architectural quality on this prominent site and would, therefore, seriously injure the residential and visual amenities of the area.

2. The proposed units would offer poor residential amenity for future occupants by reason of compact awkward internal configurations. The proposed development would, therefore, conflict with the objectives of the development plan 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