



An
Bord
Pleanála

Board Order PL 29N.248901

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2839/17

Appeal by Grelis Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 23rd day of June, 2017 by Dublin City Council to refuse permission.

Proposed Development: An additional one number dwelling to the granted residential development, planning register reference number 4105/15, An Bord Pleanála appeal reference number PL 29N.246430. The addition of one number three-storey, four-bedroom terraced dwelling to the granted 'G' terrace block of four dwellings to now form part of a new 'M' terrace block of five dwellings, revisions and reconfiguration of the site layout of the granted development under planning register reference number 4105, An Bord Pleanála appeal reference number PL 29N.246430, to accommodate 13 number car parking spaces to serve the granted dwellings and the proposed new dwelling, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate development at lands at the former Carmelite Convent of Incarnation (protected structure), Hampton, Grace Park Road and Griffith Avenue, Drumcondra, 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

It is considered that the proposed development, including the roadway and car parking adjoining the proposed additional dwelling, would contravene materially conditions numbers 2(a) and 2(c) of previous planning permission, register reference number 4105/15 (An Bord Pleanála appeal reference number PL 29N.246430), which required the lands the subject matter of the application to be included as part of the public open space of the overall permitted residential development, and which required the retention of all of the trees in this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

