

Board Order PL 29N.248924

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2835/17

Appeal by the Bon Secours Health System CLG care of Kane Architecture of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 28th day of June, 2017 by Dublin City Council to refuse permission.

Proposed Development: Change of use from residential home and associated office to offices at 9 Saint David's Terrace, Glasnevin, 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

The land use zoning objective Z2 'Residential Neighbourhoods (Conservation Areas) 'to protect and/or improve the amenities of residential conservation areas', applies to the site under the Dublin City Development Plan 2016-2022. The proposed change of use of the site from residential to office use is neither permitted in principle nor open for consideration within the said land use zone. Furthermore, having regard to the nature of the proposed development, which proposes to introduce an office use into a residential conversation area, it is considered that the proposed development would introduce an unsuitable use into the area, would be detrimental to the character of the area and would set an undesirable precedent for further similar development in this sensitive setting. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity, would be contrary to provisions of the development plan, and 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 2018

PL 29N.248924 Board Order Page 2 of 2