



An
Bord
Pleanála

Board Order
PL 06S.248994

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0145

Appeal by Cavvies Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 7th day of July, 2017 by South Dublin County Council to refuse permission.

Proposed Development: Modifications to the change of use of the existing three-storey building from leisure centre to residential to provide 27 number residential units as permitted under planning register reference number SD16A/0249. The modifications include converting and extending an existing mezzanine plant floor to residential use, fenestration alterations (with the addition of new balconies) and a revised car parking layout. A total of 48 number residential units (40 number two bedroom apartments, four number one bedroom apartments and four number studios) are now proposed with 52 number car parking spaces. All other aspects of the development remain as permitted under planning register reference number SD16A/0249. All on lands (circa 0.45 hectares) at former Liffey Valley Fitness, Coldcut Road, 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 proposed development by reason of its design and layout would result in substandard accommodation and inadequate residential amenity for future residents. In particular, having regard to:

- the inadequate floor to ceiling heights at ground and first floor level;
- the high percentage of single aspect units and
- the poor internal layout and, in particular, the substandard widths of the living rooms serving the two bedroom units;

