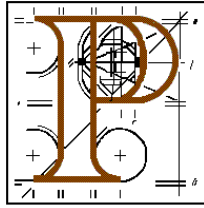


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4177/16

An Bord Pleanála Reference Number: ABP-300446-17

Appeal by Rails Investments Limited (in trust) care of McGill Planning of 1st Floor, 7 Fitzwilliam Street Upper, Dublin against the decision made on the 17th day of November, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Development on a site of circa 0.265 hectare bounded to the north/north-west by Pearse Street Station, bridge and railway line, to the south by Boyne Street and adjoining warehouse/industrial building fronting same, to the east by residential properties fronting same, to the east by residential properties fronting Erne Street Upper and to the west by Sandwith Street Upper. The development will consist of the following: demolition of existing building (former post office garage) (circa 1,711 square metres gross floor area (GFA)), construction of a four to seven storey over basement, office building with a total gross floor area of circa 10,187 square metres, ancillary areas including reception, staff dining/meeting area, wcs, changing facilities with showers, plant, storage, services, sub-station, east facing terrace (circa 100 square metres) at fourth floor level, green roof (with photovoltaic panels), new pedestrian route through the site, vehicular/service access via existing Boyne Street access to the south, 18 number surface car parking spaces, 100 number bicycle parking spaces at basement level, all associated site development works, services provision, landscaping and boundary treatment works.

Decision

REFUSE permission for the above proposed development based on 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 would contravene Policy MT4 of the current Dublin City Development Plan which seeks to promote to facilitate the provision of Metro, all heavy elements of the Dart expansion programme including Dart Underground (rail interconnector) in order to achieve strategic transport objectives. The development as proposed is therefore considered to be premature pending the agreement of the requirements of Dart Underground and would, therefore, 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 2018