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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3906/17**

**APPEAL** by Lispopple Point Limited care of OMS Architects of 63 Mount Street, Dublin against the decision made on the 25<sup>th</sup> day of January, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Partial demolition of existing buildings, retention of existing redbrick front façade, gable, chimneys and basement to a one-three-storey, mid-terraced building, and construction of three number buildings with solar panels containing one number retail unit with basement storage and nine number residential units. Block A, fronting Morehampton Road, is a three-storey over existing basement (98 square metres) with new 68 square metre retail unit and signage to ground floor accessed from Morehampton Road, two number two bedroom duplexes to 1<sup>st</sup> and 2<sup>nd</sup> floors including balconies. All residential units are accessed through a new pedestrian access gate under Block A from Morehampton Road. Block B is four-storey with one number rooflight with set-back to the 4<sup>th</sup> floor, consisting of two number one bedroom and study and two number two bedroom apartments including balconies. Block C is three-storey with two number rooflights consisting of one number two-bedroom apartment to the ground floor, one number one bedroom and study and one number two bedroom duplexes to the 1<sup>st</sup> and 2<sup>nd</sup> floors including balconies. A new pedestrian service access and a new single storey

binstore, with service door, onto the existing laneway to the north-west of the site, accessed from Marlborough Road. 10 number bicycle spaces are accommodated within two number landscaped external courtyards in-between blocks and all associated site works at McCloskeys, 83-85 Morehampton 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, for an apartment development in three blocks within a site zoned Z4, would result in an unsatisfactory level of residential accommodation for future residents by reason of an insufficient quality of communal open space and inadequate separation distances between blocks. The design would result in an inadequate provision of daylight and sunlight to both the residential units and the communal open spaces. The proposed development would, therefore, be contrary to the policies and objectives of the current Dublin City Development Plan and in particular with Section 16.10 and Policy QH18 which seeks to promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation. The proposed development would, therefore, seriously injure the residential amenities of future residents, would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**