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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4588/17**

**APPEAL** by Randalswood Construction Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 22<sup>nd</sup> day of February, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** The proposed development will consist of works to a five-storey over basement residential building (granted under planning register reference numbers 4605/02, 3211/06, 3149/09 and 3666/14) which will comprise the construction of an additional floor (that is a six-storey over basement) to provide 11 number apartments (two number one bedroom and nine number studios) with associated balconies/terraces to north, west and east elevations; utilisation of existing underground car parking; and all associated site and engineering works necessary to facilitate the development at Block A2, Bailey's Court, Summerhill, Dublin (bounded by Buckingham Street Upper, 67 to 69 Summerhill (Protected Structures), Bailey's Row, Duke Row and Portland Row).

**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**

Having regard to the layout and design of the proposed development, in particular the studio apartments which do not comply with the definition of a studio unit as set out in the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in March, 2018, the proposed development fails to comply with Specific Planning Policy Requirement 3 of the said Guidelines and the minimum size for one bedroom apartments. The proposed development would therefore result in a substandard form of development, would seriously injure the amenities of the area and of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan (2016-2022) and Sustainable Urban Housing: Design Standards for New Apartments (2018), and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**