



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4652/17

APPEAL by Ningaloo Dublin Properties Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 23rd day of February, 2018 by Dublin City Council to refuse permission.

Proposed Development: Four-storey over basement mixed use development with a ground floor retail unit of circa 24.5 square metres fronting onto Exchange Street Lower and Essex Street West, three number student accommodation units at the upper floor levels and an associated roof top terrace. A communal storage room (circa 24.5 square metres) is proposed at basement level. Secure bin storage is provided within the building at ground floor level and is accessed from Exchange Street Lower. There is a roof terrace associated with this development together with all related site development works above and below ground at 13-14, Exchange Street Lower, 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

Having regard to the Z1 zoning objective of the site, as set out in the Dublin City Development Plan 2016-2022, *to protect and improve residential amenities* and to Development Plan standards for student accommodation which require such accommodation to include appropriate facilities, it is considered that the proposed student accommodation units lack suitable facilities, including adequate storage facilities, and would, therefore, constitute a substandard form of development which would seriously injure the residential amenities of the future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.