



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2053/18

APPEAL by Peter MacNamara care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 8th day of March, 2018 by Dublin City Council to refuse permission to the said Peter MacNamara.

Proposed Development The development will consist of the removal of the existing roof to Unit 1C (existing industrial unit) and construction of three-bedroom apartment on new first floor level (137.3 square metres) with new entrance lobby at ground floor (10.9 square metres), roof terraces and associated bin stores and parking with alterations to existing industrial unit and associated offices at ground and first floor at Unit 1C, Greenmount Industrial Estate, Greenmount Avenue, Harold's Cross, Dublin (within the demise of a protected structure (Reference 3580 F boundary walls and gate piers)

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

It is considered that the proposed development constitutes piecemeal ad hoc residential development on lands governed by the zoning objective Z6 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation'. It is considered that the proposed residential unit would be incompatible with the nature of contiguous uses within the existing active Greenmount Industrial Estate and would, therefore, seriously injure the residential amenities of future occupants of the property and would result in incompatible uses side by side within the estate. 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 2018.