



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2274/18

APPEAL by the North Great George's Street Preservation Society of 9 North Great George's Street, Dublin against the decision made on the 5th day of April, 2018 by Dublin City Council to grant subject to conditions a permission to Tahir Hussain care of ONCE Civil and Structural Limited of 4 Bridgecourt Office, Walkinstown, Dublin.

Proposed Development Change of use from retail storage to doctor surgery at the basement of 156 Parnell Street, 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

1. The proposed development is in a partitioned basement removed from any window or source of natural light or direct ventilation and is therefore considered to be unsuitable as a health care facility or use other than an ancillary area to the existing uses in the premises. Furthermore, the proposed development, by itself and as a part of premises with multiple uses, would constitute an unacceptable intensification of use in a building where there is extensive residential accommodation including at basement level as indicated in the submitted drawings and in premises for which there is no evidence of communal facilities or amenities in the overall site. The proposed development would accordingly, constitute by itself and contribute to, substandard development and thereby detract from the amenities of premises in residential use. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the further intensification of use by way of the introduction of an additional independent use of the nature proposed would result in a further manifestation of alterations to a façade that has already been altered in a manner that undermines the integrity of a building of conservation interest being part of a terrace adjacent to protected structures and being within the O'Connell Street and Environs Architectural Conservation Area. The proposed development would, therefore, be contrary to the provisions of the Scheme of Special Planning Control for the area which seek to redress the decline in quality and presentation of buildings and shopfronts within this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eugene Nixon

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.