



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3923/17

APPEAL by Rathgar Residents Association care of Philip O'Reilly of P.O. Box Number 9574, Dublin and by Sheila Floyd care of Randal McDonnell Architects of Carra, Ballinteer Road, Dundrum, Dublin against the decision made on the 25th day of April, 2018 by Dublin City Council to grant subject to conditions a permission to Damien Reddy care of Reddy Architecture and Urbanism of Dartry Mills, Dartry Road, Dublin.

Proposed Development Demolition of existing bin store and railing/wall along southeast boundary of Dartry House (A Protected Structure) and on resultant cleared site construction of a three-bedroom dwelling; single-storey onto the existing carpark and two-storey to rear, along with the provision of two number surface car parking spaces and private walled garden, and construction of a new bin store and new open space area associated with the Dartry House apartments, and all associated infrastructure and site development works including landscaping and boundary treatments. Access to the proposed house will be via the existing entrance onto Orwell Woods at Dartry House, Orwell Woods, Rathgar, 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. Having regard to the location within the existing setting of Dartry House, and the excessive scale and bulk of the proposed dwelling, it is considered that the proposed development would materially and adversely affect the character and setting of the Protected Structure and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. It is considered that the relocation of the bin store, to a location in close proximity to a residential dwelling, would seriously injure the residential amenity of adjacent residents by reason of odour and noise impacts. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.