



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2410/18

APPEAL by Kelly and O'Callaghan Limited care of Thornton O'Connor, Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 26th day of April, 2018 by Dublin City Council to refuse permission.

Proposed Development Permission for a change of use from offices to two number student accommodation apartments with a total of nine student bedrooms on first and second floors of existing premises to include new front door, new reception/security office, with new common laundry, wc and kitchenette, new extension on first floor to provide for new student common room, new second floor rear and side facing terrace with glazed opaque privacy screens, alterations to a portion of the rear return to elevate that portion of the roof and the existing roof level gantry, amendments to rear facing windows, new rooflight and all associated works at 296A North Circular Road, 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 relevant provisions in the Dublin City Development Plan 2016-2022 and, in particular, section 16.10.7 in relation to the provision of student accommodation, it is considered that the proposed development would not meet the general principles of sufficient high quality design, professionally managed, purpose-built student accommodation. Furthermore, it is considered that, by reason of the cramped nature of the accommodation, the disposition of bedrooms and common areas, the lack of adequate daylight and outlook from the common areas, and the lack of adequate facilities, the proposed development would seriously injure the residential amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed layout and design was not of sufficient high quality, and did not accept that these concerns, which were inherent in the overall design and density of the development, could be rectified by the imposition of conditions, as had been suggested by the Inspector.

Dave Walsh

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

Dated this day of 2018.