



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2588/18

APPEAL by Uniball Bars Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 18th day of May, 2018 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing bar and development of a 39 number bedroom guesthouse across basement to fourth floor. Fit out works include the provision of a kitchen, services, staff facilities and storage at basement level; receptions, bar, restaurant, toilets and ancillary storage at ground floor level; and guest bedrooms and laundry storage at first, second, third and fourth floor levels, with all associated signage, lighting, site works and development works at Clonskeagh House, 68 Clonskeagh 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

It is considered that the proposed development, located adjoining and encroaching upon lands zoned Z9 - 'to preserve, provide and improve recreational amenity and open space and green networks' would, by reason of its design approach, scale and form, be visually obtrusive and result in overdevelopment of the site and would not respect or enhance the sensitive character or the context of this prominent site. The proposed development would, therefore, seriously injure the visual amenities of, and detract from the character of, the area and would 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 did not agree that the proposed development adequately addresses the characteristics of the site in terms of density, scale and form or that it would not result in an incongruous development to the detriment of the character or appearance of the area.

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

Dated this day of 2019.