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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4323/17**

**APPEAL** by Aidan Glennon care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 21<sup>st</sup> day of May, 2018 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** The demolition of two-storey over-basement dwelling at number 120 Richmond Road and two-storey dwelling at number 118 Richmond Road; (ii) construction of 18 number apartments in two number four-storey blocks over ground floor/undercroft level car-parking (five-storey in total), comprising: (Block A) fronting onto Richmond Road, consisting of 11 number apartment units (three number one-bed; six number two-bed; two number one-bed penthouse units); and (Block B) to the rear of the site comprising of seven number apartment units (six number two-bed units; one number three-bed penthouse unit); (iii) other works as part of the development include: all apartments with private terraces/balconies; communal landscaped open space area at the centre of the site at first floor level; undercroft car and bicycle parking at ground level accessible from Richmond Road; new and upgrade to existing boundary walls and vehicular entrance along Richmond Road to include pedestrian entrance. The development will also include boundary treatments; landscaping; SuDS drainage and all associated site works necessary to facilitate the development, all at 118-120 Richmond 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**

The proposed development would require the demolition of two domestic dwellings, numbers 118 and 120 Richmond Road, which contribute to the streetscape at this location. Number 118 forms part of a coherent terrace of dwellings to the west, while number 120 has considerable merit as a Victorian townhouse in its form, scale and materials. The loss of these dwellings and their replacement by an apartment building of five storeys in height, would constitute incoherent and piecemeal development, would have a detrimental impact on the visual character and form of the streetscape and would seriously injure the visual and residential amenities of property in the vicinity. In addition, it is considered that the proposed development would be contrary to the provisions of the Dublin City Development Plan 2016-2022, specifically paragraph 16.10.17 (retention and re-use of older buildings of significance which are not protected) and Policy QH23 (to discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**