



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2824/18

APPEAL by Eric Feldman care of MacKay Architecture-Design of 22 Oakley Grove, Blackrock, County Dublin against the decision made on the 18th day of June, 2018 by Dublin City Council to refuse permission.

Proposed Development: Change of use from previously unauthorised hostel use to a five bedroom residential unit at first and second floor 109 South Circular Road and at second floor 67 Clanbrassil Street, all at 109 South Circular Road, and 67 Clanbrassil Street Upper, 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 lack of internal storage space, the lack of adequate bathroom facilities, the poor standard of private open space provided, the lack of cycle parking and refuse storage facilities, and having regard to the poor levels of internal daylighting to one of the proposed bedrooms at second floor level, it is considered that the proposed development would result in sub-standard accommodation for future occupiers of the unit, would be contrary to the standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments' issued by the Department of Housing, Planning and Local Government in March 2018 and would also be contrary to the standards set out in Section 16.10.1 'Residential Quality Standards – Apartments' of the Dublin City Development Plan 2016-2022. Furthermore, having regard to the lack of a suitable area to provide adequate refuse storage facilities, the proposed development would likely lead to a loss of residential amenity for the adjoining residential occupier at number 107 South Circular Road, as it is likely that refuse bins would need to be located on the driveway of this property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.