



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2926/18

APPEAL by Padraig Murphy and Aisling O'Sullivan care of Bell Associates of Whitestown Road, Rush, County Dublin against the decision made on the 28th day of June, 2018 by Dublin City Council to refuse permission.

Proposed Development: Change of use of existing ground floor shop/retail unit to one bedroomed ground floor apartment and associated site works at 35, Emmet Road, Inchicore, 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 substandard floor area of the proposed one-bed residential unit, combined with the front access that leads directly into the living area, and combined with the proximity of the proposed residential unit to the adjacent takeaway use, it is considered that the proposed development would result in a sub-standard level of accommodation for future occupiers of the unit. 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.