



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3392/18

APPEAL by Brendan Walsh care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 21st day of August, 2018 by Dublin City Council to refuse permission.

Proposed Development: (i) Construction of one number additional floor (649 square metres), including balconies, over the existing three-storey building bringing it to four stories high and a total building height of 13.95 metres, providing eight number new student accommodation units; (ii) provision of new private open space roof terrace (97 square metres) off first floor onto existing flat roof; (iii) amendments to all elevations to accommodate these changes; (iv) minor internal amendments to existing second floor to accommodate the new proposed floor; and any ancillary contingent works to facilitate this development at The Concorde Lounge, Edenmore Shopping Centre, Raheny, 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, which would result in an increase in height of the existing building, would result in an increased level of overshadowing of the existing communal open space, which when taken in conjunction with the poor quality of open space proposed as part of the scheme, would be contrary to the Guidelines for Student Accommodation set out in the current development plan for the area in respect to open space provision, and would result in a poor level of residential amenity for existing and future occupants of the development. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

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

Dated this day of 2019.