



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3506/18

APPEAL by D9 White Lands Developments Limited care of Ian Doyle of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 7th day of September, 2018 by Dublin City Council to refuse permission to the said D9 White Lands Limited.

Proposed Development: The development consists of: 1. clearing the site and demolition of existing dwelling and all ancillary out-buildings, 2. modification to the existing site entrance, where the vehicular access is to be widened to accommodate two-way traffic. The existing gate, wall, pillars and boundary treatments to be removed as required, 3. the construction of two number two/three-storey residential blocks consisting of three own door two bedroom apartments and six own door three bedroom duplex apartments (9 residential units in total) with private open space at ground floor level and privately screened roof top terraces at second floor level to prevent overlooking of neighbouring properties, 4. nine vehicle car parking spaces and 24 bicycle parking spaces to be provided, along with all associated and ancillary site and development works, all at Saint Joseph's, Coolock Lane, 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, by reason of its siting, design, scale, height and mass, would result in a discordant form of development, which would be inconsistent and out of character with the established pattern of development in the area. The proposed development would seriously detract from the character of the area, would seriously injure the amenities of property in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.