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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4133/18**

**APPEAL** by Peter, Patricia and Kate Shortt trading as Shortt Family Partnership care of MDG-AT of Unit W4-D1, Ladystown Business Park, Naas, County Kildare against the decision made on the 3<sup>rd</sup> day of December, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** (A) Demolition of single storey building. (B) New four-storey building consisting of one number retail/commercial/office unit at ground floor level and three number two bedroom apartments at first, second and third floor levels. Roof garden level with stairs access and bin storage. (C) All associated site development works at 19, 21 Fitzwilliam Street, and to the rear of 4/6 Thorncastle Street, Ringsend, 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 Board considered that the proposed development constitutes overdevelopment, having regard to the site configuration, footprint, scale, mass, height and design of the proposed block. The proposed development would represent an overbearing feature within the streetscape, and would be visually conspicuous and obtrusive, would fail to integrate into the established surrounding built environment, would seriously injure the residential amenities of adjoining properties especially numbers 4-6 Thorncastle Street where it would obstruct access to daylight to the interior at first and second floor levels. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2019.**