



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council South

Planning Register Reference Number: 2062/19

APPEAL by 1 Merrion Lands Limited care of McGill Planning of 45 Herbert Lane, Dublin against the decision made on the 12th day of March, 2019 by Dublin City Council to refuse permission to 1 Merrion Lands Limited.

Proposed Development Planning permission for development at a site of circa 0.28 hectares. The site is located south of Merrion Road. The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (circa 289 square metres) and construction of one number apartment block ranging in height from three storeys up to six storeys with a total of 42 number dwelling units comprising: six number one-bedroom apartments (ranging in size from circa 48.8 square metres to circa 64.3 square metres), 30 number two-bedroom apartments (ranging in size from 63.4 square metres to circa 92.3 square metres) and six number three-bedroom apartments (ranging in size from circa 98.9 square metres to circa 119.5 square metres) with associated north/south/east/west facing balconies/terraces. There will also be an external walkway on first to fifth floor levels on the western side of the building to provide access to the apartments to the rear. A communal open space area will be provided at ground and first floor level measuring

circa 958 square metres. The development will also include the provision of 29 car parking spaces. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works, all at Gowan Motors Compound Site, 169-177, Merrion Road, 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

1. The proposed development, by reason of its bulk, scale, mass, and depth, would be monolithic and would visually dominate the streetscape and the setting of the adjacent protected structures to the east. The proposed development would represent a visually discordant feature that would be detrimental to the architectural character of this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its design and layout and qualitative provision of private open space, would fail to establish a satisfactory standard of amenity for future occupants of the proposed ground floor units. The proposed development would conflict with the provisions of the current Development Plan for the area and the “Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities” issued by the Department of the Environment, Heritage and Local Government in 2007, and 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 2019.