



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2278/19

APPEAL by Paul Sweeney care of Noelle Sweeney of 44 Mackintosh Park, Dún Laoghaire, County Dublin against the decision made on the 11th day of April, 2019 by Dublin City Council to refuse permission to the said Paul Sweeney.

Proposed Development Construction of eight number apartment units in a three-storey detached building, with the top floor set back and the ground floor unit set at a level of 1.5 metres below ground level, to the rear of existing commercial and residential buildings at 60 - 63 Meath Street. The proposed access to the apartment development is from Crosstick Alley, off Ash Street. The accommodation will consist of three number two-bed units, one number one-bed unit and four number studio units. Balconies will be provided to all units above ground level and a roof garden is also proposed. 18 number cycle parking spaces will also be provided, all at the rear of 60 - 63, Meath Street, 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 overall design and layout of the site and to its location within a constrained site area, it is considered that the proposed development would adversely affect the existing residential amenities of the area. It is further considered that the proposed development would provide for a poor standard of residential amenities for the proposed occupants of the development. As a consequence, the proposed development would be unacceptable and would set a precedent for other such substandard developments in the area. The proposed development, would, therefore, be contrary to the provisions, as set out in the current Development Plan for the area and 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.