



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2581/19

APPEAL by Glenella Foods Limited care of Green Design Build Architects of 142 Upper Leeson Street, Dublin against the decision made on the 17th day of May, 2019 by Dublin City Council to refuse permission.

Proposed Development: Mixed use building extension development including 14 number one bed apartments with balconies/open space at first, second, third and fourth floor, commercial offices extension at first floor to rear, access stairs, lifts, green roof, solar panels and ancillary works, all at EuroSpar, 129-131 Ballymun 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 excessive height, scale, monolithic design, elevational treatment and abrupt transition with adjacent development, would result in a building being visually obtrusive and out of character when viewed in the context of the existing streetscape along this part of Ballymun Road. It would constitute a piecemeal and disorderly approach to development at this location, contrary to the provisions of 'Urban Development and Building Heights, Guidelines for Planning Authorities', issued by the Department of Housing, Planning and Local Government in 2018, and contrary to the provisions within the Dublin City Development Plan 2016-2022. The proposed development would, therefore, by itself and by the undesirable precedent it would set, seriously injure the amenities of property in the vicinity, be contrary to the Ministerial Guidelines and the development plan and contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of design and layout, including inadequate provision of qualitative open space, lack of adequate communal facilities, poor access arrangements, lack of clarity on parking and servicing, and lack of an appropriate mix of apartment types, would fail to establish a satisfactory standard of amenity for future occupants and would not deliver a quality apartment development. The proposed development would, therefore, conflict with the relevant provisions of the Dublin City Development Plan 2016-2022, the provisions of 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes, Sustaining Communities' published by the Department of the Environment, Heritage and Local Government in 2007, and would be contrary to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' published by the Department of Housing, Planning and Local Government in 2018, which states as the purpose of the Guidelines 'to strike an effective regulatory balance in setting out planning guidance to achieve both high quality apartment development and a significantly increased overall level of apartment output'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.