



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2625/19

APPEAL by James O'Reilly care of Blackwood Associates of 20 Stephen Street Lower, Dublin against the decision made on the 22nd day of May, 2019 by Dublin City Council to refuse permission to the said James O'Reilly.

Proposed Development Demolition of one number derelict house and one number vacant commercial unit, and the construction of two number two-storey dwellings with a covered carport to provide on-site parking for the residents to the south of the site, proposed new entrance gates onto Earl Street South and all ancillary works, all at 3B Earl Street South, Dublin on site to the rear of 2, 3 and 4 Earl Street South, 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 provisions of the Dublin City Development Plan 2016 - 2022 and to the design, scale and mass of the proposed development, including the quality and shortfall in the substandard provision of private amenity space, it is considered that the proposed development would constitute a substandard form of development and would seriously injure the residential amenities of future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2019.