



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4734/18

Application for Leave to Appeal against the decision of the planning authority by Threshold of 21 Stoneybatter, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 24th day of May, 2019 to grant subject to conditions a permission to CSD (Stoneybatter) Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin.

Proposed Development: Permission for development on a 2,160 square metres site consisting of the demolition of all existing structures on site including number 20 Stoneybatter (958.87 square metres); and the construction of a part three-storey to part five-storey student accommodation development with staircores to roof gardens over, comprising a main block (3,735.2 square metres) and a gatehouse building at number 20 Stoneybatter (187.7 square metres) providing a total of 142 number student accommodation bed spaces (3,922.9 square metres). The 142 number bed spaces are provided in (a) 19 number cluster units comprising of three number four bedroom clusters, one number six bedroom cluster, six number seven bedroom clusters and nine number eight bedroom clusters; (b) four number studio units and (c) six number bed spaces within the gatehouse building. The development also

proposes ancillary facilities including internal communal space; reception; office; roof terraces facing north, east, south and west; hard and soft landscaping; boundary treatments; upgraded vehicular access; pedestrian access; bicycle parking; signage; lighting; plant; sub-station and switch room, bin store and all associated works above and below ground; all at 20 Stoneybatter and the lands to the rear of numbers 20-23a Stoneybatter, and numbers 1-2a Manor Street, Stoneybatter, Dublin.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on 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

It is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject, including the conditions referred to in the application for leave to appeal, and it has not been shown that the imposition of these conditions will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission, or reduce the value of the land.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.