



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2729/19

APPEAL by Panacea Ventures Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 4th day of June, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (i) Demolition of two number existing dwellings, 'Park Cottage' two storey, 'Fatima' single storey and outbuildings; (ii) construction of a four-storey over basement apartment development consisting of seven number two bedroom and two number one bedroom apartments each with an associated balcony/terrace areas and a set-back at third floor level; (iii) two number car parking spaces, a bin store and bicycle parking will be provided at ground-floor level along with a car lift to serve basement; (iv) eight number car parking spaces and plant will be provided at basement level and, (v) new pedestrian and vehicular access onto Chapelizod Road, landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development at 'Park Cottage', number 2 Chapelizod Road and 'Fatima', number 2A Chapelizod Road, Islandbridge, 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. Having regard to the Z9 Amenity/Open Space Lands/Green Network zoning of the site with the objective 'to preserve, provide and improve recreational amenity and open space and green networks' as established by the Dublin City Development Plan 2016-2022, it is considered that the proposed residential development which would result in a significant loss of existing trees and vegetation and encroachment into the riparian corridor of the River Liffey is not justifiable in this sensitive location, and would, therefore, materially contravene the said zoning objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, by reason of its scale, height, mass and bulk would constitute overdevelopment of the site, would result in an overbearing structure which would adversely affect the character of the conservation area, and would seriously injure the residential amenities of properties in proximity to the site by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this day of 2019.