



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3228/19

APPEAL by Peter Plunkett care of Anthony O'Beirne & Associates of 18 Rathdown Avenue, Terenure, Dublin against the decision made on the 2nd day of August, 2019 by Dublin City Council to refuse permission to the said Peter Plunkett.

Proposed Development Amendment to planning reference number 3601/18 for the previous approved five-storey 14 number apartment development with ground floor commercial/cafe unit for the increase in height to eight-storey building consisting of 20 number apartments (six number one-bed, 12 number two-bed, two number three-bed apartments); which include balconies to the north, south, east and west elevations with roof terrace on fourth and seventh floor levels, internal bike storage, refuse store, new common pedestrian access from Poplar Row, with associated landscaping and site works, all at 87 North Strand Road/Poplar Row, 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 existing permission on the site, to the design, scale and massing of the proposed development and its relationship with the adjoining two-storey streetscape on North Strand Road, it is considered that the proposed increase in height over that for which permission exists, would result in the development being visually obtrusive and incongruous, failing to integrate successfully with the existing streetscape, the character of the area and the overall built environment. The proposed development would not make a positive contribution to the urban neighbourhood and streetscape at this location, would be contrary to the provisions of the Dublin City Development Plan 2016-2022, the “Urban Development and Building Heights Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in December 2018, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

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

Dated this day of 2019.