



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3717/19

APPEAL by Silver Bloom Limited care of OMS Architects of 63 Mount Street Lower, Dublin against the decision made on the 1st day of October, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The demolition of the existing five-storey office/residential building on site (the total area for demolition is 2,910 square metres) and the construction of a new residential scheme of 62 number units on 11 floors over an existing and extended basement. The residential development will comprise 7 number studio apartments, 22 number one-beds, 31 number two-beds and 2 number three-bed units all with balconies/terraces; resident amenity spaces including a meeting room, concierge and a gym will be provided at ground floor level. A total of 20 number car parking spaces will be provided at basement level, including 1 number wheelchair accessible space. A bin store, 2 number motorcycle spaces and 72 number bicycle spaces will also be provided at basement level with a further 22 number bicycle spaces at ground floor level. The development shall be served via the existing vehicular access point from Eglinton Road, which is to be widened, along with a new pedestrian entrance from Eglinton Road/Donnybrook Road. The uppermost roof will have PV panels and 3 number roof lights. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; all landscaping works;

boundary treatments and electrical services; including an ESB substation, all at Jefferson House, 2 Eglinton Road, Donnybrook, 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

The proposed development would constitute overdevelopment of the site by reason of its height, scale and massing and would result in an unacceptable negative visual impact on this prominent site within a designated Conservation Area. The proposal would seriously injure the residential amenity of adjoining properties in terms of the overbearing impact and the potential for overlooking from the terraces on the upper levels, would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area. In addition, the proposed development, with a significant proportion of single aspect north-west facing units would provide inadequate residential amenity for future residents of those units. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

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

Dated this day of 2020.