



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3849/19

APPEAL by Michael Anglim care of Conroy Crowe Kelly Architects Limited of 65 Merrion Square, Dublin against the decision made on the 17th day of October, 2019 by Dublin City Council to refuse permission to the said Michael Anglim.

Proposed Development Change of use of a small vacant ground floor shop unit to provide three additional student bedrooms as an addition to the previously approved professionally-managed ground floor student accommodation (Appeal Reference Number: ABP-300940-18). The works will include removing the existing shop front on the west elevation and replacing it with a rendered wall with two new windows; installing new windows to the north and east elevations; enlarging the previously granted communal walled garden, which will now include a glass covered cloister link to the main residency and secure bicycle parking; relocating the bin store into the front car park; minor internal and external modifications; additional landscaping and all necessary services alterations required, all at the premises at the corner of Blackhorse Avenue and Dunard Road, 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 which seeks to provide student accommodation in which shared facilities can only be accessed via an external glass covered walkway and whereby bedroom doors open directly onto shared communal outdoor space and where the outlook of a number of bedrooms is significantly restricted would result in a significantly substandard form of accommodation which would seriously injure the residential amenities of future occupants and would be contrary to policy QH 31 and Policy CEE19(ii) of the Dublin City Development Plan 2016-2022 which seek to provide for high-quality student accommodation. The proposed development would, therefore, be contrary to the provisions of the Development Plan and to the proper planning and sustainable development of the area.

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

Dated this day of 2019.

