



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3908/19

APPEAL by Binghe Liu care of Walsh Associates of 149 Tonlegee Road, Raheny, Dublin against the decision made on the 25th day of October, 2019 by Dublin City Council to refuse permission to the said Binghe Liu.

Proposed Development: Works consisting of:-

1. construction of a new pitched roofed structure over existing flat roof to accommodate additional living space, and extension of floors;
2. carrying out refurbishment/improvements to the existing upper floors, which together with paragraph 1 will result in one number three-bedroom residential apartment over ground floor; and
3. ground floor and basement are zoned commercial and are actively engaged in this; no changes envisaged.

The approval would result in the property of number 62 Moore Street being of mixed commercial and residential usage; all at 62 Moore Street, 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 existing character and the prevailing pattern of development, the site location within an area designated as an Architectural Conservation Area in the Dublin City Development Plan 2016 – 2022 and the presence of a structure on site of architectural interest which is listed in the National Inventory of Architectural Heritage, it is considered that the proposed development, by reason of its height and design, would seriously detract from the architectural character and setting of number 62 Moore Street and of the streetscape generally and would be contrary to policies CHC1, CHC4 and the guidance set out in Section 16.2.2.3 of the Development Plan. 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.

2. The proposed would provide for a poor standard of accommodation for future residents and would be contrary to the policies and objectives of the planning authority, as set out in the Dublin City Development Plan, 2016-2022, which seek to promote the provision of quality apartments and to ensure that apartment living is an increasingly attractive and desirable housing option. The proposed development would, therefore, seriously injure the residential amenity of future residents and would be contrary 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 2020.