



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4236/19**

**Appeal** by Islandbridge Bellevue Developments Limited care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 5<sup>th</sup> day of December, 2019 by Dublin City Council to refuse permission for the proposed development:

**Proposed Development:** The development will consist of alterations to previously approved development granted under planning register reference number 3484/18. Planning register reference number 3309/19 also applies. Particulars proposed consist of: (i) provision of an enclosed bicycle storage unit with connection to services, (ii) removal of approved sheffield bicycle stands to site, and (iii) alterations to site layout plan. The proposed development is located on lands adjacent to protected structures, all at 765D/765E, South Circular Road, Dublin.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 nature, scale, design and location of the proposed development, and to the communal open space proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would not detract from the character of the protected structures. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would integrate satisfactorily with the existing residential blocks and would not seriously injure the visual or residential amenities of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The developer shall comply with all the conditions attached to the previous permissions granted under planning register reference numbers 3309/19, 3484/18, and 2732/16 (An Bord Pleanála reference number PL 29S.246908).

**Reason:** To ensure consistency with the developments as previously permitted.

---

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

**Dated this            day of            2020.**