



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 4567/19

APPEAL by Mulsh Sari care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 31st day of January, 2020 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing two-storey over part basement (three-storey), terraced, commercial building and the construction of a six-storey over full basement (seven-storey) terraced mixed-use building consisting of one number retail unit and one number gastropub/restaurant at ground floor level, and a total of 37 number apartments over five floors (16 number one bedroom and 21 number two bedroom) with balconies to north, south, east and west elevations, and a communal roof terrace, all over a basement comprising 82 number bicycle parking spaces, bin stores, plant room, and a kitchen, stores and ancillary service areas for commercial units, and all associated site and engineering works necessary to facilitate the development. All at a site formerly known as The Drake Inn, 59-60 Main Street, Finglas, Dublin (located at the junction of Main Street and Jamestown Road, and bounded by 61 Main Street to the west, 66 Main Street to the west and 5 Jamestown Road to the north).

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 location of the proposed development on a prominent and key site in the centre of Finglas Village at the junction of Main Street and Jamestown Road, the objectives set out in the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009, and the provisions of the Dublin City Development Plan 2016 - 2022, it is considered that, the proposed development would be visually incongruous in terms of design quality and massing, would represent a poor quality of urban design in how it proposes to address the public realm at street level, and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the development plan, in relation to urban development and urban renewal and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018, it is considered that the proposed development would fail to provide the minimum required number of dual aspect apartments and would, therefore, be contrary to these Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.