



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3010/19

APPEAL by Infield Developments Limited care of JFOC Architects of 3 and 4 Greenmount House, Greenmount Office Park, Harold's Cross, Dublin against the decision made on the 6th day of February, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (a) Demolition of structures on site including a daycentre, a workshop, a glasshouse, steel container and four number sheds; (b) restoration of Leitrim Lodge to former use as a four-bed single occupancy residential dwelling with two number car parking spaces; (c) construction of a five-storey apartment building with 23 number units and associated balconies consisting of 15 number duplex units and 8 number apartment units providing 3 number one-bed units, 16 number two-bed units and 4 number three-bed units; (d) construction of a bicycle store to provide 64 number bicycle spaces and a parking shelter with a landscaped terrace above; (e) 29 number car parking spaces at surface level serving the apartment development and (f) widening of existing access gateway on Church Lane, landscaping and all ancillary site works, all at Leitrim Lodge, Martin's Row, Chapelizod, Dublin. Leitrim Lodge is a Protected Structure (Reference 5047).

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

Having regard to the substandard width of Church Lane, which cannot accommodate two-way vehicular traffic and pedestrian movement simultaneously, and the existing junction with Martin's Row and the extent to which traffic on Church Lane would be intensified, it is considered that the proposed development would give rise to serious conflicts between vehicles and pedestrians and would, therefore, endanger public safety by reason of a traffic hazard.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.