



An
Bord
Pleanála

Board Order ABP-307236-20

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 27th day of May 2020 by Prussia Properties Limited care of Simon Clear and Associates, 3 Terenure Road West, Terenure, Dublin 6W.

Proposed Development

A planning permission for a strategic housing development at 29b, 30 and 31 Prussia Street, Dublin 7.

The development will consist of:

- Demolition of industrial sheds/workshops located on the site,
- Construction of a mixed-use development ranging in height from five storeys over basement fronting Prussia Street to eight storeys towards the rear boundary adjoining TU Dublin Grangegorman Campus,
- The development will consist of four number blocks providing 296 number student bed spaces and a retail unit at ground floor fronting Prussia Street,

- Student amenities at basement and lower ground floor level to include: Communal Area, Gym, Study Rooms, Lecture Theatre/Cinema, Lounge, Laundry Room, Canteen,
- Provision of external amenity space at podium level above ground floor level between each of the blocks,
- Vehicular access from Prussia Street for services and emergency vehicles only,
- Creation of new internal street providing pedestrian and cycle access from Prussia Street to the TU Dublin Grangegorman Campus through an opening in the boundary wall (protected structure),
- Provision of bicycle parking in a designated bicycle store and in bicycle racks all located at surface level,
- Landscaping, boundary treatments, retail signage, Electricity Supply Board substation and all associated site works and services.

Decision

Refuse permission for the above proposed development based on 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. The Board considered that the proposed development, by virtue of the design, bulk and extent of the building profile of Blocks B, C and D, would be out of character with the context of the site, would represent a visually prominent form of development relative to its immediate environment and, in particular, the wider cityscape, would constitute overdevelopment of the site, and would be contrary to Section 11.1.5.3 of the Dublin City Development Plan 2016-2022 relating to adverse impacts on the setting of a protected structure (in this instance number 29 Prussia Street), Sections 16.2.2.2 and 16.7.2 of the Development Plan, and Section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) in terms of standards of urban design, architectural quality, and place making outcomes at the scale of the relevant to site context. The proposed development provides an inadequate design response to this sensitive infill site, would be of insufficient architectural quality, would reflect a visually dominant feature in the wider cityscape, and would detract from the character and setting of a protected structure and, therefore, be contrary to the proper planning and sustainable development of the area.

