

Board Order ABP-307463-20

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 2nd day of July, 2020 by Scanron Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin.

Proposed Development:

A planning permission for a strategic housing development at a 1.036-hectare site at Daneswell Place, Former Printworks/Smurfit Site, Botanic Road, Glasnevin, Dublin.

The development, which will have a gross floor area of 23,859 square metres (excluding 3,800 square metres basement carparking) will principally consist of the construction of a residential development comprising 240 number apartments (97 number one-bed apartments, 137 number two-bed apartments, six number three-bed apartments) in 5 number blocks as follows:

- Block A (36 number apartments) is part three to part five number storeys,
- Block B (44 number apartments) is part five to part six number storeys over basement,
- Block C (54 number apartments) is part five number storeys to part seven number storeys over basement,
- Block D (54 number apartments) is part five to part seven number storeys over basement,

 Block E (52 number apartments) is part five number storeys to part six number storeys over basement. Balconies and Winter Gardens are provided to all blocks, facing north, south, east, and west.

The development provides resident amenity spaces (727 square metres) including gymnasium, swimming pool, cinema and flexi space at basement level and a concierge (82 square metres) at ground floor level in Block B.

There are also four number units proposed including a creche (197 square metres), café (234 square metres), residential management suite (76 square metres) and medical consulting unit (119 square metres) at ground floor level in Block A.

The proposed development also comprises the: extinguishment of the existing secondary vehicular access to Botanic Road at the south-west corner; 148 number car parking spaces (140 number at basement level and eight number at ground level); eight number motorcycle spaces (at basement level); bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; Electricity Supply Board substations and switchrooms; photovoltaic panels; green roofs; and all other associated site works above and below ground.

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

The proposed development is located close to architecturally sensitive areas and close to buildings and streetscape elements associated with the former Players site (Record of Protected Structures Reference Number 855) listed in the Record of Protected Structures of the Dublin City Council Development Plan 2016-2022. It is considered that the proposed design strategy as it relates to the design, scale, massing and disposition of the blocks, does not provide the optimal design solution having regard to the site's locational context. This is particularly in relation to the scale, mass and resulting visual impact of Block A and the disposition, layout, height, scale and resultant visual impacts of Blocks B, C, D and E. The proposal would, therefore, be contrary to the Urban Development and Building Heights, Guidelines for Planning Authorities, published by the Department of Housing, Planning and Local Government in December 2018.

Furthermore, it has not been satisfactorily demonstrated that the proposed development would successfully integrate into or enhance the character and public realm of the area, having regard to the topography of the site, the proximity of domestic scale residential development and proximity to Protected Structures.

Given the topographical and architecturally sensitive constraints in and around the site, the proposed development would not successfully integrate with existing development in the vicinity and would, therefore, be contrary to the Ministerial Guidelines, and 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