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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2645/20**

**Appeal** by Kieran Murphy of Apartment 45, The Corn Exchange, Poolbeg Street, Dublin against the decision made on the 9<sup>th</sup> day of July, 2020 by Dublin City Council to grant subject to conditions a permission to the Peter McVerry Trust CLG care of Dermody Architecture of 19 Townsend Street, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Amendment to the previously approved planning permission, Dublin City Council application number 3991/17 comprising of change of use of two number existing ground floor retail units at numbers 181 and 185 Townsend Street from retail to residential use to provide two number one bedroom ground floor apartments; north façade (front elevation to Townsend Street), removal of ground floor shopfronts and redundant fascia, repair and renewal of underlying brickwork, replacement of existing windows and doors, enlargement of existing door opening and provision of a gate for service access at number 180 Townsend Street, south façade (rear elevation), removal and reconstruction of two number rear yard structures to unit numbers 181 and 185 with a flat roof concrete deck structure as per adjacent approved units, four number new openings to provide individual apartment windows and entrance doors accessed from the rear yard,

omission of approved access gate to adjacent laneway to west of site, relocation of approved bin store to the east of the approved stair core on the south boundary, and all associated siteworks at 180 to 187 Townsend Street, 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 provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of the Housing, Planning and Local Government in 2018, the Dublin City Development Plan 2017-2023, the Georges Quay Local Area Plan 2012-2022, the existing permission on the site (planning register reference number 3991/17), and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide an acceptable level of residential accommodation for its intended occupants and would contribute to the overall zoning objective of the site. The proposed development would, therefore, be

in accordance with the proper planning and sustainable development 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 conditions of the parent application, planning register reference number 3991/17, save for amendments made by this application, and the conditions attached to this grant of permission.

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

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

**Reason:** In the interest of public health.

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**Maria FitzGerald**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2020.**