



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2620/20

APPEAL by KTCC Development Company Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 16th day of July, 2020 by Dublin City Council to refuse permission.

Proposed Development: Construction of a six-storey apartment building comprising 24 number apartment units (18 number one-bedroom apartments, five number two-bedroom apartments, and one number three-bedroom apartment). Each apartment above ground floor will have an associated balcony/terrace. This application also includes the provision of retail unit at ground floor (120 square metres), 10 number car parking spaces to the rear of the building together with ancillary areas for bicycle storage, refuse storage, associated plant room, new pedestrian access to car park, and all ancillary site development works. All at land located at intersection of Main Street and Parnell's Gaelic Athletic Association club access road, Coolock, Dublin.

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 limited area of this constrained corner site, the nature and layout of the proposed development and the provisions of the Dublin City Development Plan 2016-2022 including Policy SC13, it is considered that the proposed development, by reason of its design and massing would constitute overdevelopment of the site and would significantly detract from the amenities of adjacent property to the north in terms of overlooking and overbearing given the proximity of the northern windows and balconies of the proposed development to the existing terraced dwellinghouses and their attendant private rear gardens, and would, therefore, seriously injure the residential amenities of properties in the area. Furthermore, the high proportion of north-facing apartments, and the proportion of dual aspect apartments proposed, as submitted with the appeal documentation which is below 33% minimum required by 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 and would seriously injure the residential amenities of future occupants. The proposed development would, therefore, 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.