



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2773/20

APPEAL by MKN Property Group care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 23rd day of July, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 number apartments (6 number 1-bed apartments and 7 number 2-bed apartments) with balconies to the north, west and south elevations. The proposed development will also provide for pedestrian and cyclist access from Church Road and emergency pedestrian access onto Blythe Avenue, associated internal refuse and bike storage at ground floor level, associated signage to the northern elevation of the development, along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development at the existing commercial premises at Church Road, East Wall, Dublin (bounded by Church Road and Blythe Avenue).

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 restricted size of the site, it is considered that the proposed development represents an overdevelopment of the site by reason of an excessive number of apartment units, in particular of units with a single aspect facing generally north, which, in conjunction with the absence of communal open space and a minimal provision of other facilities within the proposed development would result in a substandard level of amenity and services for future residents. The proposed development would, therefore, seriously injure the residential amenities of the area, would represent overdevelopment of the site, and would not be in accordance with 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 2021.