



Planning and Development Acts 2000 to 2020

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 9th day of September 2020 by Platinum Land Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin 2.

Proposed Development comprises of the following:

- (a) Demolition of the existing single storey structure on site (37.65 square metres);
- (b) Construction of a Build-to-Rent shared accommodation residential development consisting of 122 number shared accommodation units, comprising 110 number double occupancy units and 12 number single occupancy units (232 number bedspaces in total), and ranging in height from five to eleven storeys;
- (c) Associated site and infrastructural works are also proposed, which include: foul and surface water drainage, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.

The proposed development is served by a total of 184 number bicycle parking spaces, including 14 number internal bicycle parking spaces to be provided at ground floor level and 112 number bicycle parking spaces to be provided at surface level. The development will provide for a total of 23 number car parking spaces (including two number 'Go Car' car sharing spaces and one number mobility impaired user parking space).

The proposed shared accommodation development will also include communal facilities at each floor level to serve the residents including the following:

- (a) A concierge area, communal living area and communal kitchen or living or dining facilities at ground floor level;
- (b) Communal living area and communal kitchen or living or dining facilities at each floor level from first to sixth floor levels;
- (c) Communal kitchen or living or dining facilities at each floor level from seventh to tenth floor levels;
- (d) Communal amenity space in the form of communal terraces at fifth and seventh floor levels;
- (e) Additional amenity space in the form of balconies on each floor level from first to tenth floor levels all located at the junction of the R139 Road and Hole in the Wall Road, Donaghmede, Dublin 13.

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

Having regard to the location of the site, the Board is not satisfied that, given the lack of any major employer within the area, insufficient public transport provisions and its location at a remove from the city centre, that the shared living can be accommodated at this location, and considers that city centre and town or major employment centre locations as outlined in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in March 2018, are the most appropriate locations for shared accommodation developments. These locations offer residents of such schemes a wide range of social and physical infrastructure, amenities, a range of public transport opportunities as well as concentrations of employment. The proposed development would not be consistent with the transport strategy of the Dublin Transport Authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this

day of

2020