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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3516/20**

**APPEAL** by Conor Milroy care of Ceardean Limited of D8 Studios, 9 Dolphins Barn, South Circular Road, Dublin against the decision made on the 1<sup>st</sup> day of December, 2020 by Dublin City Council to refuse permission to Conor Milroy.

**Proposed Development** The demolition of existing dwelling and site structures, and the construction of a six/seven-storey mixed use development consisting of: ground floor commercial/cafe unit, with nine number one-bed, and one number two-bed duplex apartments; which include balconies to the south and east elevations with roof terrace on sixth floor level, with internal bike storage, refuse store, and pedestrian access from Poplar Row, with associated landscaping and site works, all at 14D, Poplar Row, Dublin.

**Decision**

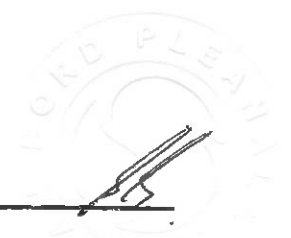
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **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**

The proposed development, by virtue of its design, form and massing on this prominent site and its transition with the surrounding environment, is considered to be visually obtrusive and not of adequate architectural quality, to the detriment of the amenities and character of the surrounding area and, as such, would be contrary to the provisions of Section 16.2.1 of the Dublin City Development Plan 2016 - 2022, which requires that such development proposals would have regard to the character of adjacent buildings, the spaces around and between them and the character and appearance of the local area. It is considered that the proposed development, both by itself and by the precedent it would set for other development would, therefore, seriously injure the amenities of property in the vicinity, would seriously injure the streetscape and the Tolka Conservation Area, would be contrary to the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board did not concur with the Inspector that the design of the proposed development would not unduly impact on the amenities of the surrounding area or be visually obtrusive.



**Stephen Bohan**

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



Dated this *8<sup>th</sup>* day of *July* 2021.