



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3846/20

APPEAL by James Nolan care of Sheridan Woods of 14 Baggot Street Lower, Dublin against the decision made on the 3rd day of February, 2021 by Dublin City Council to refuse permission to James Nolan.

Proposed Development Permission for a material change of use of existing studio workshop (previously approved under planning register reference 2972/17) to residential use, consisting of one double bedroom, with bathroom, open plan kitchen/living area and private open space to rear at ground floor level. The proposed works include a new wall to the Greenlea Grove boundary of the site with associated planting, and the provision of one off-street car parking space within the site, all at Greenlea Grove, (rear of Number 59 Greenlea Road adjacent to ESB substation), Terenure, 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

1. Having regard to the limited size of the site and the scale of proposed development, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants of the house and would result in overdevelopment of the site for the use proposed, by reason of inadequate provision of good quality open space, notwithstanding the further plans and particulars submitted with the appeal. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would not comply with the Dublin City Development Plan 2016 - 2022 as it relates to the provision of parking and that the proposed development would not provide a safe access and egress to and from the site. As such, traffic turning movements generated by the proposed development would tend to create serious traffic congestion on Greenlea Grove. The proposed development would endanger public safety by reason of obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Prendergast

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *18th* day of *June* 2021.

