

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3900/18

Referral by Bartra Property (Poplar Row) Limited care of Jim Brogan of Unit B1 Laurel Lodge Business Park, Laurel Lodge, Castleknock, Dublin against the decision made on the 22nd day of March, 2019 by Dublin City Council to grant subject to conditions a permission to the said Bartra Property (Poplar Row) Limited.

Proposed Development: The demolition of an existing commercial building, formerly used as a car dealers and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a seven storey building to accommodate a total of 52 number apartments consisting of 10 number studio apartments; 16 number one bedroom units; 12 number two bedroom (three person) units; 13 number two bedroom (four person) units; one number three bedroom unit with balconies (two number) at each level from first to fifth floor levels and terraces (two number) at sixth floor level on the front (north) elevation and balconies (six number) at each level from the first to sixth floor levels on the rear (south) elevation; a communal facility/meeting room and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 78 number spaces; a secure bin storage facility; two number areas of

communal open space, including a children's play space; and associated site development works, all at Number 3 Poplar Row, with a service access on Annesley Place, Ballybough, Dublin. Primary access to the development would be from Poplar Row with service access on Annesley Place.

Decision

DISMISS the said referral under subsection (1) (b) of section 138 of the Planning and Development Act, 2000, 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

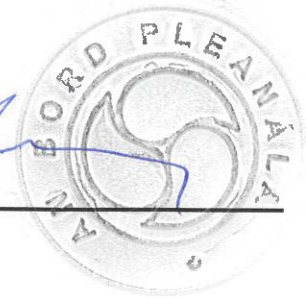
Having regard to the provisions of section 34(5) of the Planning and Development Act, 2000, as amended, it is considered that Condition Numbers 2 and 3 of Dublin City Council planning register reference number: 3900/18 do not provide for the points of detail which are the subject of this referral to be agreed between the planning authority and the person carrying out the development and, therefore, do not provide for the referral of the matter to the Board for determination in the event that the planning authority and that person cannot agree on the matter.



John Connolly

Member of An Bord Pleanála

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



Dated this ^{1st} day of ~~SEPTEMBER~~ 2021