



An
Bord
Pleanála

Board Order
ABP-310242-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2271/21

APPEAL by Emmet Bergin of 25 Main Street, Chapelizod, Dublin against the decision made on the 19th day of April, 2021 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission is sought for the development of a single residential unit to the rear of numbers 7 and 8 Mullingar Terrace. The development will be over two-storeys consisting of open-plan kitchen/living/dining room, three bedrooms, study, three bathrooms (one en-suite), storage and landscaped gardens. The development will be accessed through the existing laneway between 7 and 8 Mullingar Terrace, all to the rear of numbers 7 and 8 Mullingar Terrace, Chapelizod, Dublin. Number 7 Mullingar Terrace is a Protected Structure.

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 Z1 zoning designation in the Dublin City Development Plan 2016-2022, and to the proposal to access the residential unit through a very narrow pedestrian arch between Numbers 7 and 8 Mullingar Terrace, it is considered that the proposed dwelling unit constitutes piecemeal haphazard development that would be contrary to the Z1 zoning provisions for the site and that the deficiencies in access and servicing arrangements would seriously injure the residential amenities of future occupants and the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 21st day of Dec. 2021.