

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2635/21**

**APPEAL** by SRM Book and Cook Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 11<sup>th</sup> day of June, 2021 by Dublin City Council to refuse permission.

**Proposed Development:** (i) Demolition of the existing buildings on the site comprising part single-storey, part two-storey 'Washerwoman' restaurant at number 60 (D09 DF30) and number 62A (D09 CC01); two-bed apartment at number 62B (D09 X9TR) (located at first floor level above units numbers 64 and 66); single-storey childcare unit at number 62 (D09 PX05); and single-storey pizzeria unit at number 66 (D09 R882); (ii) construction of a six-storey mixed-use development consisting of the following: (a) ground floor level restaurant to replace the existing "Washerwoman" restaurant, with access from Glasnevin Hill. A second access from the rear is also proposed serving as an emergency exit and access to refuse. The restaurant will be comprised of a seating area; kitchen; dry goods room; cold room; staff changing room; toilets; bin store and store/office. The ground floor level will also accommodate an apartment lobby; lift shaft; bike store; and refuse storage which will serve the residential units at upper floors. Access will be provided

from two number additional entrances to Glasnevin Hill. (b) 18 number apartments, comprising eight number one-bed apartments; nine number two-bed apartments and one number four-bed apartment. Access to the apartments will be from Glasnevin Hill. Each apartment will be provided with an area of private open space in the form of a private balcony. The residential units will be served by 26 number bicycle spaces and refuse storage at ground floor. (iii) The development will also include landscaping; boundary treatments; the provision of SuDS measures including a blue roof system and all ancillary works necessary to facilitate the development, all at numbers 60-66 Glasnevin Hill, Dublin, (excluding the existing real estate unit located at ground floor level of number 64 Glasnevin Hill), consisting of number 60 (D09 DF30); number 62A (D09 CC01); number 62B (D09 X9TR) (located at first floor level above units numbers 64 and 66); number 62 (D09 PX05); and number 66 (D09 R882).

## **Decision**

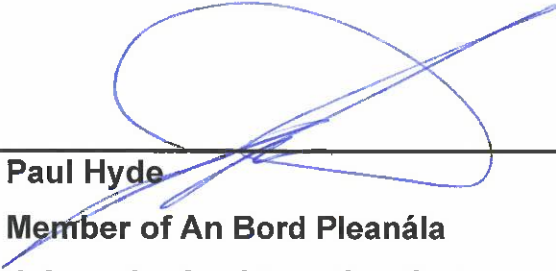
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

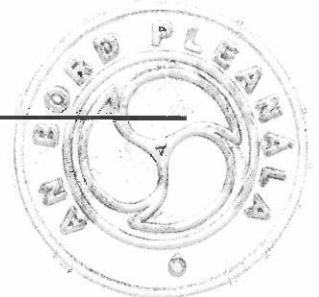
## **Matters Considered**

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 Board considered that the proposed mixed-use development would provide a substandard form of residential accommodation for future residents due to the poor quality north-facing apartments which essentially comprise of single aspect units together with the provision of substandard separation distances between bedrooms within the scheme and a number of bedrooms facing blank walls in close proximity. It is considered, therefore, that the proposed development would constitute a substandard form of residential development for future occupants and would 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 25<sup>th</sup> day of MARCH 2022.