

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2650/21

APPEAL by Brian Cullen of 34 Thomas Moore Road, Walkinstown, Dublin and by Peter Byrne of 16 Thomas Moore Road, Walkinstown, Dublin against the decision made on the 22nd day of July, 2021 by Dublin City Council to grant subject to conditions a permission to Canmar Properties Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin.

Proposed Development: The development will consist of: (1) demolition of existing warehouse building and all other structures on site; (2) the construction of eight number residential houses in two number blocks; (3) the proposed blocks consist of the following: (a) two number two-storey, two-bedroom semi-detached houses; (b) six number two-storey plus attic level, four-bedroom terraced houses; (4) associated access road widening car parking spaces and (5) bicycle parking, refuse stores, landscaping, boundary treatments and all associated site development works and services, all at 5 Walkinstown Road, comprising of an industrial building, yards and grounds to the rear of houses on Walkinstown Road and Thomas Moore Road, Dublin.

Decision

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

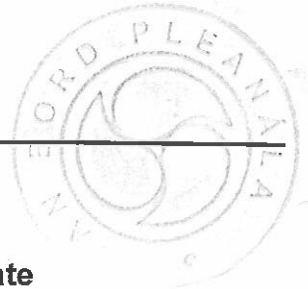
Reasons and Considerations

Having regard to the narrow configuration, backland and isolated nature of the site, the predominance of end-on parking to the front of Block 4 proposed to serve development permitted under An Bord Pleanála reference number ABP-307186-20 (planning register reference number 4364/19), the poor outlook from the dwelling units towards the rear of existing residential properties and their lack of linkage or visual connectivity with the community amenity space serving the larger development permitted under An Bord Pleanála reference number ABP-307186-20 (planning register reference number 4364/19) of which it shall form part, it is considered that the proposed development would seriously injure the residential amenities of the future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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



Dated this 21st day of July, 2022.