



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3173/21

APPEAL by Real Estate Acquisitions and Sales Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 9th day of September, 2021 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Development consisting of 23 number units (23 number one-bed units) in two number apartment buildings ranging in height from three to four storeys (Building A part three number storeys to part four number storeys, Building B four number storeys). Building A provides seven number one-bed units and Building B provides 16 number one-bed units. All units are intended to provide housing accommodation for an elderly population. Access to the development will be from the existing site entrance on Jamestown Road. This will be a pedestrian entrance and provide access to the site for emergency services vehicles. The development also proposes 360 square metres of communal open space, balconies/terraces associated with the individual apartment units, associated secure bicycle and bin storage, hard and soft landscaping and all other associated site works and services above and below ground, all on an overall site area of 1,326.16 square metres at lands adjacent to 31 Jamestown Road, Finglas, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development (as received by the planning authority on the 16th day of July, 2021), by reason of its height, bulk and massing relative to surrounding residential properties, would have an overbearing impact on adjacent properties, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature in the streetscape, which would be contrary to the Dublin City Development Plan Z1 land use zoning of the site and the surrounding area. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the main (south-west) aspect and proximity of Block B to the shared boundary with number 29A Jamestown Road, it is considered that the proposed development (as indicated in both the proposal received by the planning authority on the 16th day of July, 2021 and the revised design option received by An Bord Pleanála on the 6th day of October, 2021) would seriously injure the amenities of the said neighbouring property and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mick Long



Mick Long

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

Dated this *30* day of *March* 2023.