

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3422/21

APPEAL by Thomas A. Costello Construction Limited care of In Architecture of 227 Clonliffe Road, Dublin against the decision made on the 22nd day of October, 2021 by Dublin City Council to refuse permission to Thomas A. Costello Construction Limited.

Proposed Development Demolition of three existing properties on the site and construction of 20 number apartments in two linked buildings around a landscaped, communal courtyard. The main building proposed, facing North Strand Road, is four stories over basement, with the upper floor being an attic storey. It comprises six number two-bedroom apartments, six number two-bedroom duplexes and two number three-bedroom apartments. The second building to the rear of the site facing Strandville Avenue, is four stories over basement at its highest point, stepping down to two stories over basement at the eastern site boundary. It comprises one number three-bedroom apartment at basement level and five number one-bedroom apartments above.

Pedestrian entrances are located at the existing laneway to the site's northern boundary as well as at Strandville Avenue where bin and bicycle storage are also provided. All associated site works, connection of drainage to public sewer and landscaping are included in the application, all at 134, 135 and 136 North Strand Road, Dublin.

Decision

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

Reasons and Considerations

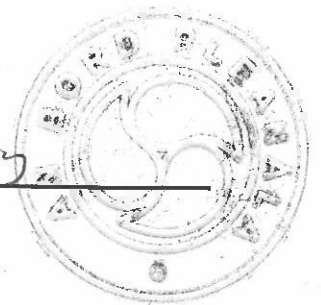
1. Having regard to the location of the site adjoining a residential conservation area, it is considered, by reason of the design, scale and layout in the context of Strandville Avenue, that the proposed development would constitute a visually dominant feature that would have an adverse impact on the distinctive architectural and historic character of the streetscape in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the quality of the lower ground floor apartments, the proposed depth of the private amenity space, and the lack of information regarding the daylight and sunlight levels for these apartments, it is considered that the proposed development would provide substandard accommodation for future occupants and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this 17th day of June 2022.