

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 24th day of February 2022 by R&D Developments Limited care of Thornton O'Connor Town Planning of No. 1 Kilmacud Road Upper, Dundrum, Dublin.

Proposed Development comprises of the following:

- (a) Demolition of the former "Matt's of Cabra" public house and associated structures (circa 791 square metres) and the construction of a part one number to part seven number storey (over part basement) development comprising 117 number Build to Rent apartments (67 number one-bed apartments and 50 number two-bed apartments) and a café or retail unit (257 square metres), in addition to a single storey plant building.
- (b) The development provides resident amenity spaces at ground floor level including work and study area, gym, function room and lounge. The gross floor area of the development above ground is circa 9,668 square metres (over a basement of 1,384 square metres which principally provides car parking, bicycle parking and services). The gross floor space of the development is 9,519 square metres.

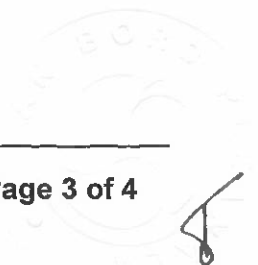
(c) The proposed development also comprises access and egress to the basement car park from Fassaugh Avenue; 23 number car parking spaces including two number mobility impaired spaces, three number car club spaces and three number electric vehicle spaces; two number motorcycle spaces at basement level; bicycle parking; electric bicycle storage; balconies and roof gardens; resident facilities including concierge, post room, management and repair and bin storage; boundary treatments; hard and soft landscaping; lighting; plant; stores; substations and switch rooms; photovoltaic panels; green roofs; lift overruns; and all other associated site works above and below ground all located at the Former "Matt's of Cabra" Public House and lands to the rear, No. 2A Fassaugh Avenue, Cabra, Dublin 7. (Vacant Site Register Reference VS-0453). The site is bound to the west and north-west by a railway line, to the east and north-east by the rear of residential properties on Saint Attracta Road, to the south-east by Lanigan's Funeral Directors and to the south by Fassaugh Avenue. Works are also proposed on Fassaugh Avenue including improvement works to the existing footpath along the roadside extents on an area of circa 0.0081 hectares. A new separate surface water drain will be laid along Fassaugh Avenue to connect the surface water to the existing public surface water network at the junction of Fassaugh Avenue and Quarry Road circa 160 metres from the main development site and a new foul 225 millimetre diameter connection will be provided along Fassaugh Avenue from the site boundary to the existing combined public sewer located circa 40 metres from main development site entrance, with these works incorporating an area of circa 0.0889 hectares. The development site area, road works and drainage works areas will provide a total application site area of circa 0.6288 hectares.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, it is considered that the proposed development by reason of its design, scale, bulk and mass would be out of character with the context of the site, would represent a visually prominent and monolithic form of development relative to its immediate environment, would be visually obtrusive, and would seriously detract from the visual amenities and character of the area when viewed from the east and from the west, and in combination with the design in terms of façade treatment and architectural expression, would not constitute an adequate design response to the context and opportunity of this urban infill site, and would not, therefore, be in accordance with the criteria set out under section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018.
2. The proportion of single aspect apartments in the proposed development and quality of the internal layout, specifically the design of excessively long internal corridors with lack of natural light and adequate ventilation, in addition to the design and location of balconies, and positioning of windows giving rise to overlooking between apartments, would fail to provide an adequate level of residential amenity for future occupants of the scheme and would be contrary to guidelines issued for Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020.



3. The Board is not satisfied on the basis of the Daylight, Sunlight and Shadow Report submitted, that the proposed development would not be detrimental to the established residential amenity of existing dwellings to the east, and the failure of a number of proposed apartments to reach minimum daylight target standards in the absence of robust mitigating compensatory measures, would result in poor residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

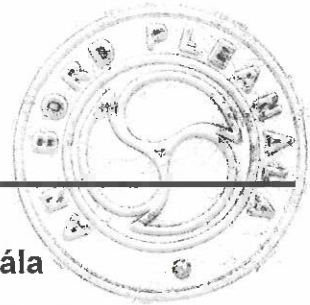
T. Ó Niadh

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *9th* day of *June*, 2022