



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3150/22

APPEAL by Residents of Camden Row care of Sheridan Woods Architects and Urban Planners of 14 Baggot Street Lower, Dublin against the decision made on the 23rd day of March, 2022 by Dublin City Council to grant permission, subject to conditions, to GA Development Dublin ICAV care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for amendments to the permitted development, Planning Register Reference Number: 2682/20/An Bord Pleanála Appeal Reference Number: PL 29S.309217. The proposed amendments relate primarily to the Build to Rent residential Blocks D and E of the permitted scheme and comprise of the following:

- provision of two additional floors to Block D (increasing the permitted block by 3.80 metres in building height from a part four to part 14 storey building over lower ground levels to a part four to part 16 storeys building over lower ground levels) and one additional floor to Block E (increasing the permitted block by 2.85 metres in building height from a part one to part 10 storey building over lower ground levels, to a part one to part 11 storey building over lower ground levels);

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- the proposed alterations result in the provision of 27 number additional Build to Rent residential units (increase from 299 to 326) and a further rationalisation of the blocks, comprising of the following:
 - o Block D - provision of 26 number additional units, increasing the number of Build to Rent units in Block D from 181 to 207 number, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 60 number studios, 129 number one beds and 18 number two beds). Reduction in area and relocation of the external communal roof terrace at 12th floor level to 13th floor level (106 square metres) and provision of one number additional external communal roof terrace at 14th floor level (105 square metres). The balcony arrangement is altered, including the provision of additional balconies on the eastern and western elevations. Alterations to the facades and elevation materials associated with the above.
 - o Block E - provision of one additional unit increasing the number of Build to Rent units in Block E from 118 to 119 number, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 65 number studio units, 27 number one bedroom units and 27 number two bedroom units). Alterations to the creche on the ground floor including a reduction in floor space (to 254 square metres), relocation of the ESB substation and provision of one number additional external communal roof terrace at 8th floor level (380 square metres). The balcony arrangement is altered, including the provision of additional balconies on the western elevations. Alterations to the facades and elevation materials associated with the above.

- o alterations to the ancillary resident amenities and support facilities for the Build to Rent residential units including minor alterations to the Wi-Fi lounge, information point and community lounge at the ground floor of Block D, a reduction in the Park Lounge resident amenity space at fourth floor level of Block D, the addition of a new Park Lounge resident amenity space at fifth floor level of Block D and alterations to the gym and billiards room and the provision of an additional storage room at lower ground mezzanine level;
- alterations to the lower ground level, comprising a reduction of two number residential car parking spaces (from 61 to 59 number spaces for the residential units), and a reduction in the depth/levels (by 800 millimetres); other associated alterations including to the hard and soft landscaping areas, PV panels at roof level, to the plant rooms and block cores, to plant areas at roof level and provision of additional bicycle spaces at lower ground level; and
- all associated site and development works,

All at the site of the former Dublin Institute of Technology/Technological University Dublin (TUD) site, Kevin Street Lower, Dublin. The site is bound by Kevin Street Lower to the north, Church Lane South, Liberty Lane and Saint Kevin's Park to the east, Camden Row to the south and New Bride Street to the west. The former buildings on the site have been demolished under Planning Register Reference number: 2682/20/An Bord Pleanála Appeal Reference Number: PL 29S.309217. The application site includes part of the Kevin Street Library site.

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 increased density, height, mass and volume of the development from that permitted under planning register reference number 2682/20 (An Bord Pleanála appeal reference number ABP-309217-21), it is considered that the resultant development would constitute overdevelopment of the site which would result in an unreasonable overbearing impact on the visual and residential amenities of the area. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the visual and residential amenities of property in the vicinity of the site, would seriously injure the character of the area, would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.



Una Crosse

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

Dated this *23rd* day of *June* 2023.

