

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3141/22

Appeal by Noyeks Limited trading as Noyeks Newmans care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 21st day of March, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: (a) The provision of five new container storage units: (i) two number new double stacked container storage units to be located at the south-east facing elevation of Block A, (ii) two number new double stacked containers to be located on the north-west facing elevation of Block B, (iii) one number new single stacked container to be located in front of the hardstand area to the west of Block B, (b) the retention of 15 number container storage units: (i) eight number new double stacked container storage units located at the east and south-east facing elevations of Block A, (ii) four number new single stacked containers located on the hardstand area to the east of Block A, (iii) three number new single stacked containers located on hardstand area to the south of Block B and to include all associated site works necessary to facilitate the development at Noyeks Newmans, North Road, Finglas, Dublin.

Decision

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

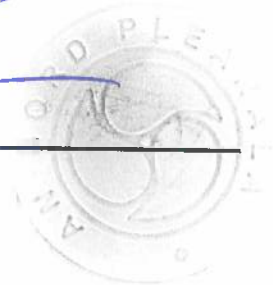
Reasons and Considerations

The proposed and retained development, by reason of its proximity to the adjoining dwellings at McKelvey Avenue, which are subject to a Z1 (Sustainable Residential Neighbourhoods) land use zoning, would have a serious negative impact on the residential amenities of these dwellings, and in particular number 68 McKelvey Avenue, by reason of noise and disturbance impacts arising on foot of loading, unloading and traffic movements associated within the use of the proposed and retained development. Therefore, the proposed and retained development would seriously injure the residential amenities of the area, would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.



Joe Boland

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



Dated this *22ND* day of *June* 2023.

