



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3744/22

APPEAL by David Ivers of 124 Tolka Road, Ballybough, Dublin against the decision made on the 8th day of June, 2022 by Dublin City Council to grant subject to conditions an outline permission to MIRAL Building Contractors Limited care of Patrycja Rogala of Woodbine, Owendore Avenue, Rathfarnham, Dublin.

Proposed Development: New four-storey apartment block to the rear of 66 Clonliffe Road, accessed from Tolka Road, which will consist of seven number one, two and four-bed apartments, all at 66 Clonliffe Road, corner with Tolka Road, Dublin.

Decision

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

Reasons and Considerations

Having regard to the restricted nature of the site and the established pattern of development in the surrounding neighbourhood, it is considered that, by reason of its scale, form and height, the proposed development would constitute overdevelopment of a limited site area. The proposed development would seriously injure the amenities of the area, would be contrary to Zoning Objective Z1 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *22* day of *January* 2024.