

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

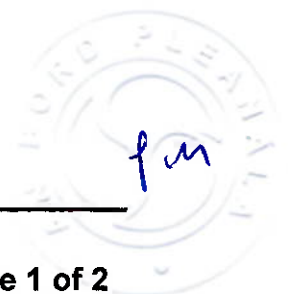
Planning Register Reference Number: 3950/22

APPEAL by Turvey Manor Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin against the decision made on the 6th day of July, 2022 by Dublin City Council to refuse a permission.

Proposed Development: Demolition of the existing derelict sheds and construction of part seven and part eight-storey mixed use retail and residential development consisting of two number retail units and 44 number apartments comprising of 22 number one-bed, 19 number two-bed and three number three-bed units, all with associated private open space, communal open space, landscaping, bike storage, bin storage, retail storage and other necessary site works at 39-40 Bridgefoot Street, Ushers Quay, Dublin.

Decision

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



Reasons and Considerations

It is considered that the proposed development, by reason of its height, scale, massing, and bulk on this modest in area infill inner city site, would constitute overdevelopment of the site and would seriously injure the amenities of the area and of property in the vicinity by way of undue overshadowing and visual overbearance. It is also considered that the proposed layout and design would produce a substandard form of development on this site at a density and plot ratio that would be inconsistent with that permitted under the Dublin City Development Plan, 2022-2028, and it would also be at odds with the prevailing density in the vicinity. In this regard, the substandard residential amenity for future occupants of the building, in particular the inadequate communal open space, dual aspect apartment, parking (car, bicycle, and motorbike) provision together with the substandard mobility services reflects the overdevelopment of this modest infill site. In addition, the proposed development would be visually obtrusive in its streetscape scene as well as visual setting and would be out of character with development in the vicinity. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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

Dated this *1st* day of *February*, 2024.