

An
Bord
Pleanála

Board Order

ABP-314311-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

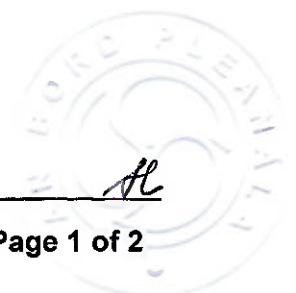
Planning Register Reference Number: 4019/22

Appeal by Grobon Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 13th day of July, 2022 by Dublin City Council to refuse permission.

Proposed Development: Construction of a three-storey over lower ground mixed use development incorporating three-person two-bedroom apartment at lower ground level, medical suites with a reception area at ground floor level, a four-person two-bedroom apartment at first floor level, a two-person one-bedroom apartment at second floor level, and all ancillary works, including bicycle parking, landscaping, boundary treatments, lighting, foul/surface drainage, refuse storage, and site works necessary to facilitate the development, all at site to the side of 22 Cameron Square, Dublin.

Decision

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


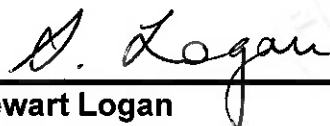


Reasons and Considerations

Having regard to:

- (a) the limited amenity for future residents of the proposed lower ground floor apartment unit in terms of floorspace, access and natural lighting, and
- (b) the deficiency of proposed cycle parking facilities for residents of the proposed development with regard to the requirements of section 5.2.5 (Bicycle Parking and Storage) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January 2024,

the Board considered that the proposed development would seriously injure the residential amenities of future residents of the proposed development, would be contrary to the said ministerial guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

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

Dated this *20* day of *February* 2024.