

An  
Bord  
Pleanála

## Board Order ABP-317237-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3367/23**

**Appeal** by Nick and Miranda Pheifer of 3-5 Bull Wall Cottages, North Bull Island, Dollymount, Dublin against the decision made on the 5<sup>th</sup> day of May, 2023 by Dublin City Council to refuse permission.


**Proposed Development:** Retention of timber cabin art studio, steel storage shed and extended platform with stairs along with ancillary works, all at 3, 4 and 5 Bull Wall Cottages, North Bull Island, Dollymount, Dublin.

### **Decision**

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

## Reasons and Considerations

1. The metal shed and timber artist studio are located in areas zoned objective Z9 - Amenity/Open Space Lands/Green Network in the Dublin City Development Plan 2022-2028. The stated objective of these lands is to preserve, provide and improve recreational amenity, open space and ecosystem services. The retention of the development for ancillary residential use, which is not listed as 'Permissible' or 'Open for Consideration', would contravene the zoning objective, as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the adjoining residential conservation area and the open nature of the site and wider area, the metal shed, timber studio and raised timber platform/staircase, due to their scale, location, and materials, represent visually incongruous, obtrusive, and prominent forms of development that are inconsistent with the surrounding context and built form. The raised platform proposed to be retained also has the potential to create excessive noise in the vicinity, contrary to the protection of the amenity of neighbouring residences. The development proposed to be retained would have an adverse visual impact, would seriously injure the amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this *29<sup>th</sup>* day of *February* 2024.