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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3028/23**

**APPEAL** by Orbitz Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 24<sup>th</sup> day of May, 2023 by Dublin City Council to refuse permission.

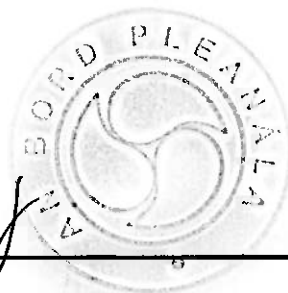
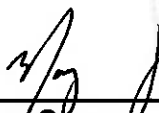
**Proposed Development** The development will consist of (i) removal of existing western boundary treatment to Tritonville Lane; (ii) construction of two number, two-storey, four-bedroom flat-roofed, with four number rooflights, residential dwellings each served by private amenity space to side/rear; (iii) provision of bin store and vehicular parking area (two number spaces) to the front of each dwelling and directly accessible via Tritonville Lane; and, (iv) all ancillary works, inclusive of boundary treatments, landscaping and drainage works, necessary to facilitate the development, all on lands situated to the immediate south-east of Number 1 Tritonville Crescent, the rear of Number 29 Sandymount Road and to the immediate north-west of Numbers 5 - 6 Tritonville Court, on Tritonville Lane, Sandymount, Dublin.

## Decision

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

## Reasons and Considerations

The proposed development, in this particular configuration, by reason of its separation distance from adjoining boundaries, its building line, fenestration pattern, proposed materials and its overall design, would be overbearing and would have a seriously negative impact on the established residential amenity of the adjoining residential conservation area and its neighbouring properties and would, therefore, be contrary to the Dublin City Development Plan 2022 - 2028, zoning objective for the area and section 15.5.2 of the Development Plan which refers to infill housing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Mary Cregg

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

Dated this 8<sup>th</sup> day of April 2024.