



An
Bord
Pleanála

Board Order ABP-317449-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3509/23

Appeal by Michael Moran care of Tom Duffy Architects of 5A Collins Park, Donnycarney, Dublin against the decision made on the 30th day of May, 2023 by Dublin City Council to refuse permission.

Proposed Development: Removal/demolition of existing single storey commercial buildings and the construction of a flat garden roof, three-storey student housing building, comprising 30 number units, car and bicycle parking, solar panels, landscaping and all associated works, all at Mount Dillon Business Park/Commercial Yard, Brookville Park, Malahide Road, Artane, Dublin.

Decision

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

Reasons and Considerations

1. It is considered that, by reason of its design and layout, including deficiencies in the provision of indoor communal space, services and facilities, the overprovision of bedrooms, and the lack of required documentation, including information as to how the design and layout of the scheme would support integration with the local community, the proposed development would not provide satisfactory levels of amenity for future occupants and would not be consistent with Policy QHSN45 (Third-Level Student Accommodation) and Section 15.13.1 (Student Accommodation) of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, massing and height of the proposed three-storey student accommodation building, its proximity to boundaries with neighbouring properties, and its inclusion of a rooftop terrace, all within a constricted site, it is considered that the proposed development would have an overbearing and obtrusive appearance when viewed from the neighbouring dwellings, would result in unacceptable noise and disturbance and overlooking of adjacent properties, including dwellings on Ardbeg Park and Brookville Park. The proposed development would be contrary to Policy QHSN45 (Third-Level Student Accommodation) and Section 15.13.1 (Student Accommodation) of the Dublin City Development Plan 2022-2028, 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 *August*, 2024.