



An
Bord
Pleanála

Board Order ABP-318561-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4452/23

Appeal by Kavco Project 9 Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 2nd day of November, 2023 by Dublin City Council to refuse permission.

Proposed Development: Amend planning register reference number 2725/21 by the addition of seven new apartments at a new 6th floor level, set back from the north facing elevation, comprising one studio apartment, four number one-bed apartments and two number two-bed apartments, plus all ancillary accommodation, being a total of 624 square metres and extend the development to nine storeys, including lower ground/basement and roof access stair core, all at the former Fodhla Printing Works Site, Brookfield Road, Kilmainham, Dublin.

Decision

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

Reasons and Considerations

1. It has not been demonstrated that the proposed development, comprising an additional floor of seven units, would provide adequate residential amenity to future residents, would not adversely affect the residential amenity of the existing units in the development, and would not adversely affect the residential amenity of the two-storey dwellings to the north. The proposed development would constitute a substandard form of development which would seriously injure the amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development of largely one-bed and studio units in a development with a majority of one-bed and studio units would be contrary to the unit mix sought by section 15.9.1 of the Dublin City Development Plan 2022-2028 and would be contrary to SPPR 1 and sections 3.8 – 3.15 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the proximity of the existing development to low-rise residential development, and the excessive density and plot ratio proposed, it is considered that the proposed development would constitute over development of the site and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this *15th* day of *October* 2024.