



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4505/23

APPEAL by Lonestar Investments Limited care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, Northern Ireland against the decision made on the 14th day of November, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will incorporate a total of 21 number apartment units of which there are one number studio apartment, nine number one bed apartments, eight number two bed apartments, one number two bed duplex apartment and two number three bed apartments along with associated residential communal spaces at ground level. The proposal comprises two number buildings ranging in height from two-storey to four-storey which are to be constructed over the existing basement block which is in-situ and which was constructed pursuant to permission granted under planning register reference number 5588/03. Residential amenities within the development to include a residents' gym, coffee bar and external communal spaces. The proposal also incorporates provision of bin and bicycle storage at basement level; boundary treatments, external landscaping, connection to existing site services and all ancillary development works; all at site bounded by numbers 11 and 32 Hanover Lane, Dublin.

Decision

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

Reasons and Considerations

Having regard to form, scale and design of the proposed development, both as proposed at application stage and as per the revised proposals submitted at appeal, it is considered that the proposed development would not provide an appropriate level of residential amenity for future occupants, particularly those on the southern boundary, on the grounds of natural light, quality and space, and would be contrary to SC11 Compact Growth of the Dublin City Development Plan 2022-2028, and SPPR 2 of the Compact Settlement Guidelines 2024. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Member of An Bord Pleanála

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

Dated this 23rd day of JANUARY 2025.