

An  
Bord  
Pleanála

## Board Order ABP-318730-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4173/23**

**Appeal** by Crawford Barrie Property Developments Limited care of HA Design Studio of Brenton Suite, 36 Mount Street Upper, Dublin against the decision made on the 22<sup>nd</sup> day of November, 2023 by Dublin City Council to refuse permission.


**Proposed Development:** Alterations to development previously approved under planning register reference number 3251/22 comprising: (i) the provision of a fourth-floor level setback that includes for one number additional two-bedroom apartment located to the rear of the development, served by private balcony; (ii) provision of three number additional bicycle parking spaces at ground level; (iii) all ancillary works necessary to facilitate the proposed development. The cumulative works will result in the provision of five-storey apartment block consisting of 10 number apartments as follows: two number studio units, two one-bedroom units and six number two-bedroom units at 61 Royal Canal Bank, Phibsborough, Dublin.

### Decision

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

## Reasons and Considerations

1. Having regard to the overall design, scale and height of the apartment building and its location adjoining Royal Canal View, the Board is not satisfied, based on the information submitted with the planning application and appeal, that the additional height and mass achieved by the proposed penthouse apartment, would not have a significant impact on adjoining residential amenity by reason of the further reduction in light to existing residential units in the apartment building to the north, and in terms of the overbearing impacts on dwellings within Saint Peter's Court to the south. It is considered that the proposed development would seriously injure the residential amenities of adjoining occupiers and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on Royal Canal Bank and the relationship between the streetscape and the linear park, it is considered that it has not been adequately demonstrated from a visual perspective that the proposed additional storey at fifth floor level would not form an obtrusive feature, particularly when viewed along the linear park and when egressing the historic Blessington Basin. The proposed development would seriously injure the visual amenities of the park and streetscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Stephen Bohan

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

Dated this 15<sup>th</sup> day of

2024