



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4781/23

APPEAL by Abbey Building Contractors Limited care of Hughes Planning of 25 Merrion Square, Dublin against the decision made on the 16th day of January 2024 by Dublin City Council to refuse permission.

Proposed Development: The construction of a residential development comprising one number three to seven storey apartment block comprising 36 number apartments (13 number one-bedroom units, 21 number two bedroom units and two number three-bedroom units); (ii) the provision of private amenity space in the form of a balcony for each apartment and shared access to three number south facing communal amenity spaces in the form of roof terraces at fourth, fifth and sixth floor levels; (iii) all ancillary works including landscaping, boundary treatments, bin store, bicycle store (128 number spaces), SuDS drainage, all site services, site infrastructure and associated site development works necessary to facilitate the development, at Irwin Street, Kilmainham, 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 the provisions of Appendix 3 of the Dublin City Development Plan 2022-2028 and the Sustainable Residential Development Compact Settlement Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January 2024, it is considered that the proposed development, by reason of the density of the scheme, would be excessive, particularly in the context of adjoining development, which would result in an inadequate level of sunlight and daylight to adjoining properties and would constitute overdevelopment of the subject site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The scale and layout of the proposed development results in a building form that does not present an architectural design that enhances its setting. In addition, the set down arrangements detract from the public realm and creates a poor access and service arrangements for future residents. The proposed development, therefore, is not in accordance with 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 *27th* day of *November* 2024.