



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4976/23

APPEAL by Milivan Limited care of de Blacam and Meagher Architects of 4 Saint Catherine's Lane West, Dublin against the decision made on the 14th day of February, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of the demolition of a two number storey building (Hillview House) and associated outbuildings (410 square metres) and the construction of a mixed use development principally comprising four number apartments (286 square metres), a café (40 square metres) and office space (543 square metres). The development is principally provided in two number blocks - Block A is three number storeys and Block B is two number storeys over basement level. The gross floor area of the development will be 903 square metres over a basement of 353 square metres. The development will also comprise: upgrading and modifying the existing entrance laneway, the provision of a car lift to access the basement level; five number car parking spaces; bicycle parking; bin storage, plant lighting; boundary treatments; external seating area to café, hard and soft landscaping; access gates; balconies and terraces facing north, east, west and all other associated site works above and below ground on circa 0.077 hectare site at Hillview House, 15D Gilford Road, Sandymount, 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 Dublin City Development Plan 2022-2028, it is considered that the proposed development represents overdevelopment of the site by virtue of the basement parking and the constraints associated with it. The narrow carriageway for vehicles and pedestrians, the lack of provision for service vehicles and the conflict between the various users would result in traffic safety concerns for vehicles and pedestrians. There is also inadequate provision for service vehicles and for bin storage and this is in conflict with the Development Plan site development standards and would harm the character of the Architectural Conservation Area. Accordingly, this proposal would fail to accord 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 28 day of August 2024.