

An
Bord
Pleanála

Board Order ABP-319359-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5052/23

Appeal by Pat Rooney care of Ailtireacht of 30 Mountjoy Square, Dublin against the decision made on the 23rd day of February, 2024 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing single storey light industrial buildings on the site. The construction of six number three-storey two-bedroom terraced townhouses to the rear of the site inclusive of all roof terraces, roof lights, drainage, bicycle spaces and associated site works. The construction of a semi-basement single storey building to the front of the site comprising shared bin stores, storage and garage with three number car lifts, to accommodate six number cars with a shared terrace over at first floor level. The widening of the existing vehicular access to St. Joseph's Avenue along with pedestrian and bicycle access onto St. Joseph's Avenue via the adjoining mews lane. On completion the development will comprise six dwelling units, car spaces and bicycle spaces respectively, all at 1-2 St. Joseph's Avenue, Drumcondra, Dublin.

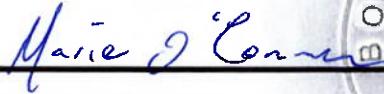
Decision

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

Reasons and Considerations

On the basis of the information provided in connection with the planning application and the appeal, and having regard to the substandard, restricted and narrow width of the existing laneway, it is considered that the applicant has failed to demonstrate that the proposed development of six number dwellings could be safely and conveniently accessed for essential and emergency services. The proposed development would be contrary to Section 4.3.8 (Mews Parking) of Appendix 5 of the Dublin City Development Plan 2022-2028 and would endanger public safety by reason of traffic hazard. The proposed development would set an undesirable precedent for similar developments in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the view of the Inspector that the findings of the applicant's Daylight Analysis clearly demonstrates that the residential units have an acceptable standard of amenity from a daylight perspective; however, the Board felt that, on the basis of the information currently before it, particularly the nature of the building form at the front, the development, as proposed, would not be capable of addressing the express concerns raised by the planning authority under its reason for refusal number 1. Furthermore, based on the facts as presented, the Board did not feel that it would be appropriate to address improvements to the junction design by condition.

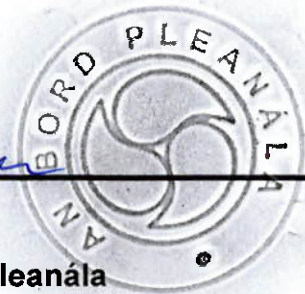


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 20 day of December 2024.