

An
Bord
Pleanála

Board Order ABP-320559-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3765/24

Appeal by nDevor Systems Limited care of PMCA Architects of 104 Francis Street, Dublin against the decision made on the 18th day of July, 2024 by Dublin City Council to refuse permission.

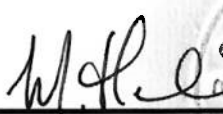
Proposed Development: Change of use of the entire first floor from office use to overnight staff sleeping accommodation consisting of nine number single person sleeping pods, associated sanitary and shower facilities and ancillary internal works in existing six-storey over-basement office building (planning register reference number 2268/02 and planning register reference number 4743/04), all at Anglesea Mill, 9 Anglesea Row, Dublin.

Decision

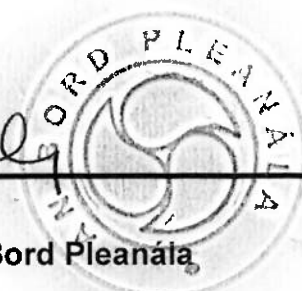
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, and the Sustainable Urban Housing: Design Standards for New Apartments (2023), it is considered that the proposed change of use from office to overnight staff accommodation, as a form of shared accommodation or co-living development, would materially contravene Policy QHSN43 (Shared Accommodation/Co-living) of the Dublin City Development Plan 2022-2028, would be contrary to the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (2023), would constitute a substandard form of development, and would seriously injure the amenities of future occupants of the proposed development. The proposed development would, therefore, be contrary to 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 12th day of December 2024.