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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3824/24**

**APPEAL** by Frank Fitzpatrick and Farhad Kharraji care of SCA Planning of 17A Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 31st day of July 2024 by Dublin City Council to refuse permission.

**Proposed Development:** The development will consist of:

A. The demolition of the existing garage/warehouse buildings to the rear of the 3 properties, and B. The construction of an apartment building, which will be four-storey height in total (three levels over ground floor) facing on to Richmond Place South, together with associated site works, providing 10 residential units, all on a site to the rear of 24, 25 and 26 Richmond Street South, Saint Kevin's, Dublin. Number 26, Richmond Street South, is a Protected Structure.

**Decision**

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

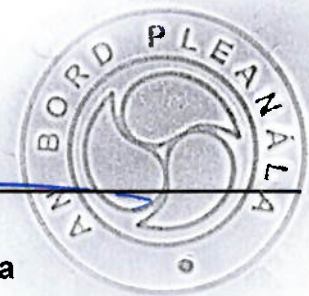
## Reasons and Considerations

The Board, having regard to the scale, physical form, positioning and siting of the proposed development, on a rear laneway in close proximity to the rear of the existing properties at 24/25/26 Richmond Street South, considered that the proposed development was of poor design, offering a poor aspect, with insufficient private open space and levels of privacy, and would fail to provide for an adequate level of residential amenity for future potential residents, and would give rise to undue negative impact upon the current residential amenities enjoyed by the residents of 24/25/26 Richmond Street South. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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



Dated this 7 day of January 2025.