



An
Bord
Pleanála

Board Order
ABP-320906-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4000/24

APPEAL by Darren O'Rourke care of Lynch Engineering Design of 22 French Furze Grove, Kildare Town, County Kildare against the decision made on the 2nd day of September, 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention of the subdivision of a two-storey house into two separate apartments at 35 Darley's Terrace, St. Catherine's, 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 Section 6.0 of Appendix 18 of the Dublin City Development Plan 2022-2028, which states that subdivision of larger homes in the city will be considered, subject to compliance with the relevant standards for apartment units, the Board considered the development proposed to be retained to be in conflict with the standards set out in the Ministerial Guidelines, Sustainable Urban Housing: Design Standards for New Apartments (2023) and to be contrary to the Dublin City Development Plan 2022-2028. The development proposed to be retained is, therefore, 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 4 day of February 2025.