



An
Bord
Pleanála

Board Order ABP-319557-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4469/23

Appeal by Martin Slattery care of Ceardean Architects of D8 Studios, 9 Dolphins Barn, South Circular Road, Dublin and by Jialong Chen care of Sean Boyle of Unit 3, Second Floor, Donohoe building, Kennedy Centre, Kennedy Road, Navan, County Meath against the decision made on the 25th day of March, 2024 by Dublin City Council to grant permission subject to conditions to Hermitage Estates Limited care of Sada Architecture of 24 Upper Mount Street, Dublin.

Proposed Development: The demolition of existing derelict sheds. The construction of a three-storey flat-roofed apartment block, consisting of a total of eight number apartments, four number one-bedroom apartments at ground floor level and four number two-bedroom duplex apartments over first and second floor level, with private roof terraces at second floor level. Associated ancillary site landscaping works, including the provision of a bike store with parking for 16 number bicycles. Pedestrian access to the site is via a laneway from the junction of Richmond Road, Fairview Strand and Ballybough Road, all at 291A Richmond Road, Fairview, 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 provisions of the Dublin City Development Plan 2022-2028 including policy objective QHSN36 which seeks to ensure a satisfactory level of residential amenity in apartments and Section 15.13.4 in relation to the considerations for backland housing, and to the scale, massing, form and density of the development, its relationship to adjacent property, the inadequate access and servicing arrangements, and the overreliance on obscure glazing and high-level windows in habitable rooms to address overlooking, it is considered that the proposed development would represent inappropriate development and overdevelopment of a backland site, would result in substandard residential accommodation and would seriously injure the amenities of future residents and neighbouring property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Gurrie

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

Dated this *25* day of *February* 2025.