



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

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Date 22-Feb-2021

Mrs Neasa Hourigan TD
Leinster House,
Kildare Street
Dublin

DESCRIPTION:

Permission for development on a site of c. 0.08 ha at 17-21 Foley Street, Dublin 1. The application site is located north of Block B, Joyce's Court, south of Foley Street, east of Joyce's Walk and west of Ulysses House.

The proposed development seeks permission for a 12 no. storey (c. 37.8m) over partial basement level (c. 6,107 sq.m. in total), "Build to Rent" Shared Accommodation development comprising of:

- Demolition of existing buildings on site comprising of c. 1,065 sq.m.;
- 102 no. shared accommodation rooms including 42 no. single occupancy units, 55 no. double occupancy units and 5 no. accessible units (double occupancy) with a total occupancy of 162 no. bedspaces ranging in size from 23 sq.m. - 39 sq.m.;
- Provision of set backs to the building on the north, south and east elevation at 7th and 8th floor level;
- Provision of a courtyard area at ground floor level (178.9 sqm) and 2 no. accessible roof terraces at 7th (49.9 sqm) and 8th (101.9 sqm) floor level;
- Provision of "Juliette" balcony to all bedrooms on north, east and west elevations;
- Provision of partial basement level comprising plant rooms, storage and laundry facilities;
- Provision of internal communal amenity spaces including games room, coffee area, lounge at ground floor, gym and associated terrace at first floor level and communal spaces (kitchen, living, dining) at each level from 2nd to 11th floor with associated terraces at 2nd to 6th floor;
- Provision of residential support facilities including reception area, managers office, caretaker unit, refuse store and bicycle store comprising 156 no. bicycle parking spaces at ground floor level;
- Provision of ESB substation at ground level fronting Joyce's Walk;
- Provision of hard and soft landscaping, Sheffield bicycle stands, plant, green roof and all other associated site development works necessary to facilitate the development.

LOCATION:

Site of c. 0.08 ha at 17-21 Foley Street, Dublin 1

PLAN NO:

3966/20

To Whom It May Concern,



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I wish to inform you that by Order dated 19-Feb-2021 it has been decided to REFUSE PERMISSION for the above proposal. Please refer to the related conditions/reasons attached.

- **An appeal may be made against this decision within 4 weeks, beginning on 19-Feb-2021. (The date of the decision).** Appeals must be received by An Bord Pleanala within FOUR WEEKS of the decision. Please check www.pleanala.ie for the last day to submit an appeal,
- **All appeals relating to the decision issued by the Planning Authority & correspondence in relation to new and existing appeals, should be addressed the Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. (Tel: (01) 8588100).**

Submissions/observations made to the Bord in relation to an appeal must be accompanied by the correct fee. Fees in respect of appeals and submissions may be ascertained by contacting An Bord Pleanala.

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Reminder – In order to lodge an appeal with An Bord Pleanala you must present the letter issued by the Planning Authority in acknowledgement of your submission. Copies of your acknowledgement letter are available from this office.

Yours faithfully,

For Administrative Officer



1. The development, due to the height and scale of the building is overdevelopment of the subject site. The proposal fails to have any regard to the scale and form of adjoining or nearby properties and does not adequately respond to the prevailing heights along Foley Street or in the vicinity. The development dominates and significantly exceeds the height of the adjoining five to eight storey buildings and the sheer scale and volume of the development as demonstrated in the submitted photomontages, would present a scheme of excessive scale, massing and height resulting in a monolithic appearance when viewed from the adjoining streets. The development would result in a poor quality urban design and place-making outcome which would have a detrimental impact on the visual and residential amenity of the area and would set a precedent for a similar type of development. The proposal would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and the proper planning and sustainable development of the area.
2. The number of residents to each communal kitchen / living space throughout the scheme would provide an unsatisfactory standard of residential amenity for the future occupants. Additionally, the daylight levels that would reach a number of the units and the shared living / dining areas would not meet the minimum targeted BRE Guidelines setting a precedent for substandard residential accommodation. The proposal would therefore be contrary to the provisions of the Dublin City Development Plan 2016-2022 and the proper planning and sustainable development of the area