

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

T: (01) 222 2288

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03-Jul-2020

Stephen Little & Associates, Chartered Town
Planners and Development Consultants
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D02 X361

Application No.	2528/20
Registration Date	18-Mar-2020
Decision Date	01-Jul-2020
Decision Order No	P.3404
Location	Block F (Kingsbridge) at Clancy Quay (former Clancy Barracks - which includes Protected Structures) at South Circular Road, Islandbridge, Dublin 8
Proposal	PROTECTED STRUCTURES: The proposed development comprises a change of use of: 1no. existing vacant, commercial/retail units (c.120.7 sq.m) to 2no. residential units with associated localised reconfiguration of internal floor plan, external elevation and curtilage, at ground level of Block F. Resulting in 2 no. new 1-bed residential apartment units. Associated site development and landscaping works, including private terraces, reallocation of 2no. car parking spaces in the existing basement car park, internal modifications and changes to façade opes and glazing to facilitate the change to residential units.
Applicant	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 3
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the number shown above**

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 01-Jul-2020 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

NOT1ref

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REASON(S)

1. Having regard to:

- a) the location of Block F along the River Frontage of this scheme,
- b) the Z10 mixed use zoning of the site, and
- c) the planning history on the site, and the subsequent gradual erosion of the mixed uses within this scheme over the years;

It is considered that the proposed change of use of this commercial/retail unit to residential use would be detrimental to the long-term viability of this large mixed-use scheme. The proposed development would also be contrary to a previous condition attached to Reg. 3274/13, Condition 2, which required the retention of this unit for commercial purposes. The proposed change of use would therefore be contrary to the proper planning and sustainable development of this area and contrary to the zoning of this area which is 'to consolidate and facilitate the development of inner city and inner suburban sites for mixed uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.'

- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 01-Jul-2020 . (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Note: Section 251A of the Planning & Development Act 2000 as amended provides that the period from 29th March 2020 to 11th of May 2020 inclusive may be disregarded when calculating any specified statutory timelines in the Planning Acts and associated regulations.

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- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

for Assistant Chief Executive