

An
Bord
Pleanála

Board Direction
BD-018783-25
ABP-318355-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Policy SC10 of the Dublin City Development Plan 2022-2028 states that it shall be the policy of the planning authority to ensure appropriate densities and the creation of sustainable communities, in accordance with the principles set out in Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, which have since been replaced by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, published by the Department of Housing, Local Government and Heritage in 2024, which recommend residential densities in the range 50-250 dwellings per hectare (net) in suburban locations around Dublin City around existing or planned high-capacity public transport nodes. Furthermore, section 15.5.5 of the Dublin City Development Plan 2022-2028 states at that all new development should achieve a density that is appropriate to the site conditions and surrounding neighbourhood and that the density of a proposal should respect the existing character, context and urban form of an area and seek to protect existing and future amenity. Having regard to the non-central and suburban location of the site, and the character and pattern of development in

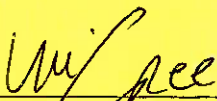
the vicinity, it is considered that the proposed development of 52 apartments, retail units and a 384sq.m. public house, on a 0.1223 hectare site, rising to height of 8 stories, would result in a residential density of 425 units per hectare, which would constitute overdevelopment of the subject site and would have an adverse impact on the character of the area, would be contrary to Policy SC10 and Section 15.5 of the Dublin City Development Plan 2022-2028, and would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the suburban location of the site and the non-provision of car parking for both residential and commercial uses, it is considered that the proposed development would be likely to give rise to unacceptable levels of overspill and haphazard parking on adjacent heavily trafficked roads and bus corridors, and would seriously injure the amenities of the area and would endanger public safety by reason of traffic hazard and obstruction of pedestrians, bus services and other road users. It is therefore considered that the proposed development would be contrary to Policy SMT27 of the Dublin City Development Plan 2022-2028 which requires, inter alia, the provision of sustainable levels of car parking and car storage in residential schemes and the safeguarding of the residential parking component in mixed-use developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would be out of character with the prevailing pattern of development in the area and could not be supported by relevant national or local planning policy regarding the density of new residential development.

The Board noted alternative proposals submitted by the applicant, which would have reduced the height and density of the proposed development, but also noted the absence of any specific floor plans for this revised proposal and an inconsistency between the drawings submitted and the accompanying submission in relation to the number of apartments proposed.

Board Member



Liam McGree

Date: 05/02/2025