

An
Bord
Pleanála

Board Direction
BD-019643-25
ABP-321745-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2025.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

AMEND condition number 3 and the reason therefor as follows:

Amended Condition No. 3:

The proposed development shall be amended as follows:

- (a) The height of the six-storey block shall be reduced by one no. storey (removal of the proposed fourth floor and omitting 7 no. units). For clarity this permission is for 39 no. units in total.

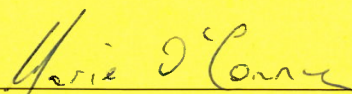
Revised drawings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the visual amenities of the established character of the Z2 Residential Conservation Area and the special architectural interest of the protected structures as viewed from Drumcondra Road Lower.

Reasons and Considerations

Having regard to the Dublin City Council Development Plan 2022 – 2028 and the specific context of the subject site's easily accessible outer city location, the site has capacity to absorb a greater intensification of development due to its proximity to public transport corridors and urban infrastructure. Taking into account the site comprises an infill backland site along a laneway which is not a 'traditional mews' laneway, with significant separation distances available given the length of rear gardens, it is considered that the proposed development would not, subject to an amended condition to reduce the height by one storey, adversely impact on the special character of the protected structures or seriously injure the special interest and visual amenities of the Z2 Residential Conservation Area along Drumcondra Road Lower.

Board Member:


Marie O'Connor

Date: 12/05/2025