



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 2nd day of July, 2020 by Scanron Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin.

Proposed Development:

A planning permission for a strategic housing development at a 1.036-hectare site at Daneswell Place, Former Printworks/Smurfit Site, Botanic Road, Glasnevin, Dublin.

The development, which will have a gross floor area of 23,859 square metres (excluding 3,800 square metres basement carparking) will principally consist of the construction of a residential development comprising 240 number apartments (97 number one-bed apartments, 137 number two-bed apartments, six number three-bed apartments) in 5 number blocks as follows:

- Block A (36 number apartments) is part three to part five number storeys,
- Block B (44 number apartments) is part five to part six number storeys over basement,
- Block C (54 number apartments) is part five number storeys to part seven number storeys over basement,
- Block D (54 number apartments) is part five to part seven number storeys over basement,

- Block E (52 number apartments) is part five number storeys to part six number storeys over basement. Balconies and Winter Gardens are provided to all blocks, facing north, south, east, and west.

The development provides resident amenity spaces (727 square metres) including gymnasium, swimming pool, cinema and flexi space at basement level and a concierge (82 square metres) at ground floor level in Block B.

There are also four number units proposed including a creche (197 square metres), café (234 square metres), residential management suite (76 square metres) and medical consulting unit (119 square metres) at ground floor level in Block A.

The proposed development also comprises the: extinguishment of the existing secondary vehicular access to Botanic Road at the south-west corner; 148 number car parking spaces (140 number at basement level and eight number at ground level); eight number motorcycle spaces (at basement level); bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; Electricity Supply Board substations and switchrooms; photovoltaic panels; green roofs; and all other associated site works above and below ground.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

