

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2187/21

APPEAL by Discipulo Developments Limited care of Thornton O'Connor of 1 Kilmacud Road Upper, Dundrum. Dublin against the decision made on the 1st day of April, 2021 by Dublin City Council to refuse permission.

Proposed Development: Demolition of all existing structures on site (1,436 square metres) including numbers 42 to 44 (including the former Quinn's Public House), number 46 and the surviving facades of numbers 48B, 50 and 50A Drumcondra Road Lower, and provision of a part two number to part five number storey over partial basement mixed-use development containing three number commercial units including a bookmakers (131 square metres), a café (46 square metres) and retail unit (84 square metres) at ground floor level and 50 number build-to-rent apartments (11 number studio units, 33 number one bedroom units and six number two bedroom units) and internal communal amenity/support facilities (224 square metres). The scheme which has a gross floor area of 3,157 square metres in addition to a part basement measuring 338 square metres, also includes an external deck access facing south extending from first level to third floor levels. The residential units will be principally accessed from Saint Alphonsus' Avenue with the scheme including pedestrian and cyclist access from the laneway to west connecting to Saint

Joseph's Avenue. The development also includes bicycle parking, bin stores, comms room, meter room, ESB substation, wintergardens and balconies facing north, east and west, roof garden facing north, east and west, green roofs, PV panels, boundary treatments, hard and soft landscaping, lighting, plant and all other associated site works above and below ground, all on a 0.194 hectare site at numbers 42 to 44 (including the former Quinn's Public House), 46, 48, 48B, 50 and 50A Drumcondra Road Lower, Dublin (including a laneway access connecting to Saint Joseph's Avenue).

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The Dublin City Development Plan 2016-2022 (Policy CHC1 and Section 16.10.17) seeks the preservation of the built heritage of the city and the retention and re-use of older buildings/structures of historic, architectural, cultural, artistic and/or local interest or buildings which make a positive contribution to the character and identity of streetscapes and the sustainable development of the city, even if those buildings are not included on the Record of Protected Structures. These provisions are considered reasonable. It is considered that the former Quinn's Public House building on site (structures numbers 42 to 44) makes a positive contribution to the streetscape character and the identity of the area. Its demolition would result in the loss of a historic Victorian building and would detract from the built heritage of the area. It is further considered that inadequate justification has been provided for the demolition of the remaining structures and shopfronts on the site (numbers 46 to 50A).

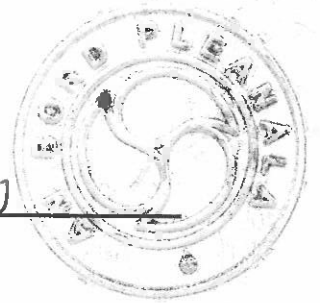
Furthermore, having regard to the prominent location of the site and the established built form and character of Drumcondra Road Lower in the vicinity of the site, it is considered that the proposed new development, consisting of a predominately four to five-storey building of excessive scale over a significant length of site frontage, would be incongruous in terms of its form and design and would not create an appropriate interface with the public realm at street level. The proposed development would seriously injure the visual amenities and character of the area, would be contrary to the stated policy of the planning authority, as set out in the current development plan for Dublin city, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 17th day of June 2022.