



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3526/21

APPEAL by By-Tek Office Systems Limited care of Downey Planning of 29 Merrion Square, Dublin against the decision made on the 12th day of November, 2021 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Demolition of the existing rear first floor balcony. Construction of a three-storey extension, over parking level, to the rear of the existing building, comprising of: 584 square metres of office space and 294 square metres of media rooms and associated staff welfare facilities; eight number car parking spaces and eight number bicycle storage spaces at lower ground floor level; a bin store and plant room at the lower ground floor; and all associated engineering and site development works necessary to facilitate the development, all on lands at Prospect House, 2-3 Prospect Road, Glasnevin, Dublin.

Decision

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

P.C.

Reasons and Considerations

The application site forms a major strategic future urban transport node that will comprise a new multi-modal interchange station connecting the MetroLink, DART+ West project, the two existing heavy railway lines, that is, the Western Commuter Line and the South-Western Commuter Line, BusConnects, and connections by car, walking and cycling. Due to the location of the proposed development on lands scheduled for acquisition and demolition as part of the MetroLink project, the Board considered that it would be premature to further develop this land in the interest of protecting and facilitating the development of the MetroLink project, which will deliver transformative public transportation infrastructure for the Greater Dublin Area. The proposed development fails to take into account proposals for MetroLink rail infrastructure and the proposed Glasnevin MetroLink station, a strategic and crucial future transportation interchange hub. The proposed development would, therefore, be contrary to Policies SMT22 (Key Sustainable Transport Projects) and Objective SMT017 (Additional Interchanges and Rail Stations) of the Dublin City Development Plan 2022-2028 and would 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 *30* day of *May* 2022.