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## **Planning and Development Acts 2000 to 2021**

### **Planning Authority: Dublin City Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 23<sup>rd</sup> day of December 2021 by Randelswood Construction Limited care of Downey Planning of 29 Merrion Square, Dublin.

#### **Proposed Development comprises of the following:**

1. The demolition of existing structures on site, including Number 23 Prussia Street, a two storey terraced house with commercial use on the ground floor, and the remnants of the facades of Numbers 24 and 25 Prussia Street.
2. Works to the historic Grangegorman boundary wall, a Protected Structure, including the removal of the existing concrete coping on top of the existing stone wall and the removal of a section of the wall to facilitate the provision of the primary pedestrian and bicycle access route from Technological University Grangegorman Campus to Prussia Street (Prussia Street gateway), in accordance with the Grangegorman Strategic Development Zone Plan, as amended by An Bord Pleanála Reference Number ZE29N.ZE0005. The interface of this primary route with Prussia Street will be denoted by a proposed gatehouse.
3. Construction of a residential development of 162 number Build to Rent apartments (107 number one-beds, 53 number two-beds, two number three-bed) in one number block, ranging in height from three storeys over basement

(four storey) fronting Prussia Street to 13 storeys over basement (14 storey) adjoining Technological University Grangegorman Campus. The development will provide for a range of private balconies, terraces and winter gardens to the north, south, east and western elevations, and three number communal roof terraces (one at fifth floor level and two at eighth floor level) and a landscaped courtyard at ground floor level.

4. At ground floor level the development will provide for a café, café stores rooms and communal water closet facilities and ancillary residential amenity facilities, including a gym, multi-purpose gym space, lobby, co-working spaces, meeting room and office and parcel storage area, a resident's cinema will be provided at basement level.

The development also includes; the construction of a basement providing storage and plant rooms, a bin store and 22 number car parking spaces, four number motorcycle spaces and 336 number bicycle spaces, (including five number cargo bicycle parking spaces) with access via Prussia Street; one number Electricity Supply Board substation; landscaping including play equipment and hard and soft landscaping along the primary pedestrian route; public lighting; signage; boundary treatments; and all associated site development infrastructure and site works including foul and surface water drainage, necessary to facilitate the development all located at lands at 23 to 28 Prussia Street, Dublin 7, (located at the junction of Prussia Street and Saint Joseph's Road, and bounded by Number 29 Prussia Street, a protected structure, to the north, Number 22 Prussia Street to the south and Technological University Dublin, Grangegorman Campus to the east).

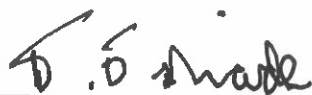
## **Decision**

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

## Reasons and Considerations

1. Having regard to the provisions of the current Dublin City Development Plan 2016-2022 and the Urban Development and Building Height Guidelines, issued by the Department of Housing, Planning and Local Government in December 2018, it is considered that the proposed development, by reason of its height, scale, bulk, massing and the monolithic nature of the rear section in particular, would fail to integrate into or enhance the character of the surrounding area, and would have an overbearing impact when viewed from the surrounding area, including the historic streetscape on Prussia Street which is a conservation area and the adjoining residential conservation area at Saint Joseph's Road. The proposed development would be contrary to Dublin City Development Plan 2016-2022 policies CHC4 and SC7, would fail to comply with the assessment criteria set out in Section 3.2 of the above Guidelines, and would, therefore, be seriously injurious to the visual amenities and character of the area and contrary to the proper planning and sustainable development of the area.
2. The proposed development provides an inadequate design response to this sensitive infill site, incorporating substandard communal open space provision by reason of poor aspect and inadequate sunlight penetration. Furthermore, the design response would fail to respect and complement the prevailing scale and urban form, would be of insufficient architectural quality, would reflect a visually dominant feature in the wider cityscape, and would detract from the character and setting of the protected structure at Number 29 Prussia Street. The proposal would, therefore, be contrary to Section 16.2.2.2 of the development plan in relation to infill development, and to the proper planning and sustainable development of the area.

3. The proposed development would materially contravene the policies and objectives as set out in the Dublin City Development Plan 2016-2022 in respect of building height. Having regard to the provisions of this plan, which are considered reasonable, and to the nature, extent, scale and layout of the proposed development, including the proposed 13 storey height block, the Board is not satisfied that a material contravention of the plan would be justified and further, that such material contravention of the plan, by itself and by the precedent it would set, would compromise the coherent redevelopment and regeneration of this site in a manner consistent with the overall provisions of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Terry Ó Niadh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 7<sup>th</sup> day of July, 2022