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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3159/21**

**Appeal** by Veni Vidi Vici Limited care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin against the decision made on the 14<sup>th</sup> day of March, 2022 by Dublin City Council to grant subject to conditions a permission to the said Veni Vidi Vici Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a seven to 13-storey building, accommodating 72 number apartments (total gross floor area circa 7,550 square metres) all with private balconies/terraces as follows: 30 number one-bedroom apartments, 38 number two-bedroom apartments and four number three-bedroom apartments. All associated and ancillary site development landscaping and boundary treatment works including demolition of existing single storey structure on site (circa 37.65 square metres) (previously used a pump house) and existing site boundary. Formation of new pedestrian and vehicular entrance to R139 Road and new pedestrian entrance to Hole in the Wall Road. 44 number ground level car parking spaces (of which two number are accessible spaces); some of which are undercroft. 162 number ground level cycle parking spaces (of which two number are cargo bicycle spaces);

some of which are undercroft. Bin storage area at ground level. All at a site which adjoins the former Columban Missionary's Site and which is located at the junction of the R139 Road and Hole in the Wall Road, Donaghmede, Dublin.

## **Decision**

**Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition number 8 so that it shall be as follows for the reason set out.**

8. The proposed development shall be amended as follows:
  - (a) The tower element of the proposed development shall be reduced to seven storeys (ground floor with six floors of apartments over).
  - (b) The eastern wing of the proposed development outside the footprint of the tower element shall be reduced to six storeys (ground floor with five floors of apartments over). Communal open space by means of a roof terrace shall be provided over.
  - (c) Apartment 02.05 and Apartment 02.06 (or equivalent apartments on floors three to six) shall be amalgamated to provide for one number two-bedroom apartment.

The above amendments shall provide for a maximum of 42 number apartment units. Revised plans and drawings showing the necessary alterations shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of the visual amenities of the area and of property in the vicinity and to ensure an appropriate quantum and density on the site.

## Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022 - 2028, including the density and plot ratio parameters for sites within Strategic Development Regeneration Areas and the locations identified for increased height within SDRA 1 – Clongriffin/Belmayne and Environs, it is considered that the reduction in the height of the proposed development as required by condition number 8 and the consequent reduction in density and plot ratio would result in a development which would be in accordance with the provisions, as set out in the Development Plan and with the proper planning and sustainable development of the area.



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**Stephen Brophy**

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

Dated this 10<sup>th</sup> day of November 2023.