



An
Bord
Pleanála

Board Order ABP-313679-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3485/22

Appeal by Ginxo Trading Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 3rd day of May, 2022 by Dublin City Council to refuse permission.

Proposed Development: Development consisting of a 74-unit Build to Rent scheme consisting of 11 number two-bedroom apartments, 18 number one-bedroom apartments and 45 number studio-apartments and ancillary communal areas in an eight-storey over lower ground floor level building. The gross floor area of the building to be 6,032 square metres with 640 square metres communal facilities to include a gym area, communal social area with kitchen facility, bike storage for 122 bicycles (22 at ground floor and 100 at lower ground floor), bike repair station, workspaces, meeting rooms, communal storage area and a parcel room. With ancillary plant/services and 390 square metres of communal landscaped garden (210 square metres at ground floor and 180 square metres at lower ground floor). At ground floor level four number car parking spaces, 22 number bicycle parking spaces, external lift and enclosure to lower ground floor level, ESB substation and two number external stairs to lower ground floor level. Ground floor accommodation within the building to include a 50-square metre reception area, two number communal lounge areas, with two number lifts, three number stairs and residential accommodation. There is a 56-square metre communal roof terraces at sixth floor

level along with two number additional roof terraces at seventh floor (93 square metres and 48 square metres). There are proposed balconies to the south, west, and east. All with enabling and site development works, landscaping, boundary treatment, lighting, services and connections, waste management and all other ancillary works, all at Turnpike Lane, at the rear of numbers 59-69 Drumcondra Road Lower, Dublin (Protected Structures).

Decision

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

Reasons and Considerations

1. Having regard to the height, scale, massing, density and architectural design, taken in conjunction with the lack of appropriate transitions on a sensitive, restricted site, it is considered that the proposed development would constitute overdevelopment of the site and would have an unreasonable overbearing and visually dominant effect on adjoining sites. The proposed development would be contrary to Section 15.5.2 (Infill Development) and Section 15.13.4 (Backland Housing) of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would fail to adequately integrate with the adjoining terrace of Protected Structures at 59-69 Drumcondra Road Lower and, as a result, would seriously injure the visual amenities of the streetscape, would have an adverse impact on their character and setting, and that of the adjoining residential conservation area, and would be contrary to Section 14.7.2 (Residential Neighbourhoods (Conservation Areas) – Zone Z2) of the Dublin City Development Plan 2022-2028. The proposed development, by itself and by the precedent it would set for other development, would seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

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

Dated this 25th day of July 2023.