



An
Bord
Pleanála

Board Order ABP- 314408-22

Planning and Development Acts 2000 to 2022

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 23rd day of August 2022 by Walls Construction Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

Demolition of an existing three storey office building and the construction of a mixed-use development in a single block up to nine storeys over basement including 176 number apartments, office and café use.

The proposed development shall consist of:

1. Demolition of existing circa 3,315 square metres three storey office building on site and existing ancillary facilities and the construction of a single mixed-use block (Block A) of up to nine storeys (over basement), consisting of a four-sided structure based around a central courtyard area.
2. Circa 1,050.8 square metres of office space at ground floor level with own door access and associated infrastructure including staff kitchen, meeting rooms and designated car parking (seven spaces) at basement level.
3. A café unit of circa 143.7 square metres at ground floor level with own door access to the south and east, accessed via proposed public open space.
4. 176 number residential units from first to eight floor level comprising:

- 72 number one-bedroom units (41%),
 - 57 number two-bedroom units (32%) and
 - 47 number three bedroom units (27%) each with private amenity space in the form of balcony or terrace, with separate access to the proposed commercial uses at ground floor level.
5. Circa 1,846 square metres of communal open space at ground floor, first floor podium, fourth floor and seventh floor level, and public open space of circa 1,577 square metres at ground floor level, including a public courtyard area located to the southeast of the proposed block.
 6. Resident amenity and support services are proposed at ground floor level to include a cinema room, post room, games room, co-working spaces, gym and concierge services.
 7. 134 number car parking spaces, seven of which are accessible, and seven number motorcycle parking spaces, located at basement level and accessed by a vehicular ramp via Mayne River Avenue to the west with a vehicular set down areas fronting Mayne River Avenue, in addition to two number car club spaces at the southern boundary.
 8. 434 number bicycle parking spaces, 426 number of which at ground floor and at surface level and eight number spaces at basement level.
 9. All associated vehicular and pedestrian access routes including links to the adjoining site to the north, external communal play facilities, Electricity Supply Board substation, meter rooms, foul and surface water drainage, hard and soft landscaping, lighting, plant at basement level, bin stores, photovoltaic panels, green and blue roof, two number telecommunications antenna at roof level and all associated and ancillary site works all located at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17.

HOC

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

Objective CUO25 of the Dublin City Development Plan 2022-2028 requires that large scale developments over 10,000 square metres must provide at a minimum for 5% community, arts, and culture spaces as part of the development. The proposed development does not provide for such floor area, even though it provides for an area in excess of 10,000 square metres. The proposed development would materially contravene Objective CUO25 of the Dublin City Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

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

Dated this 17 day of February 2025