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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4544/22**

**APPEAL** by Glencarra Ringsend Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 16<sup>th</sup> day of September, 2022 by Dublin City Council to refuse permission.

**Proposed Development** The demolition of the existing structures on site (circa 354.5 square metres); and the construction of a seven-storey senior living 'Build-to-Rent' apartment building (circa 2,095.2 square metres) (comprising 30 number one-bedroom apartments with winter gardens on the northern and southern elevations; indoor residential communal amenity/facility areas at ground floor level; a garden courtyard at ground floor level; and a communal landscaped rooftop garden. The development will also include a bin store to the rear of the site (circa 13.4 square metres), and 45 number covered cycle spaces (including 15 number visitor spaces). This proposal also includes for the provision of one number set-down only car parking space, an entrance pergola with associated gate, awning structures, boundary treatments, hard and soft landscaping, tree planting, provision of piped site wide services and all ancillary works to facilitate construction and operation of the proposed development, both above and below ground. All at Cambridge House, 22 Cambridge Road, Ringsend, Dublin.

## Decision

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

## Reasons and Considerations

1. Having regard to the 'Z15' zoning objective for the site, as set out in the Dublin City Development Plan 2022 - 2028, the objective of which is to protect and provide for community uses and social infrastructure, and to the failure to satisfy the exceptional criteria for 'Open for Consideration Uses' on these lands, it is considered that the proposed development, which is entirely residential in nature, would contravene materially the said zoning objective. Furthermore, it has not been satisfactorily demonstrated that the scheme would be operated by an appropriate body and, as such, the development would fail to comply with SPPR7 of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities", issued by the Department of Housing, Local Government and Heritage on the 22<sup>nd</sup> day of December, 2022). It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard its design, scale, bulk, and height, it is considered that the proposed development would not have adequate regard for the particular site context, would be out of character with the streetscape and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the nature of the proposed development, which is intended for senior living, it is considered that the lack of on-site car parking spaces for the proposed development would be seriously deficient and would be inadequate to cater for the parking demand generated. The proposed development would, therefore, be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and would not comply with car parking requirements, as set out in the Dublin City Development Plan 2022 - 2028.



**Martina Hennessy**

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

Dated this *21st* day of *November* 2023.

