

An
Bord
Pleanála

Board Order ABP-315672-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5155/22

Appeal by Tetrarch Residential Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 4th day of January, 2023 by Dublin City Council to refuse permission.

Proposed Development: Demolition of a shed and removal of shipping container and a proposed residential development consisting of three number blocks ranging in height from two to five storeys (Block A is four to five storeys, Block B is three storeys and Block C is two storeys) to accommodate 78 number senior residential living apartments within an integrated retirement community development, comprising of 55 number one-bed units and 23 number two-bed units, with balconies/terraces provided for all units. Residential amenity and community space will be provided at ground and first floor levels of Sybil Hill House (a Protected Structure) and at first floor level of Block A. No physical works are proposed to Sybil Hill House. The proposal also includes the widening of the existing vehicular entrance from Sybil Hill Road and internal access road and new pedestrian pathways; provision of 51 number car parking spaces, 156 number bicycle parking spaces, bin and bike stores, PV panels at roof level of blocks, associated lighting, site services (foul, surface water drainage and water supply), all site landscaping and boundary treatment works, all on a site of circa 1.57 hectares on lands at Sybil Hill House, Sybil Hill Road, Raheny, Dublin (a protected structure (RPS reference

P.C.

number 7910)), as revised by the further public notice received by An Bord Pleanála on the 23rd day of March, 2023 which gave notification of the receipt of a Natura Impact Statement by the Board.

Decision

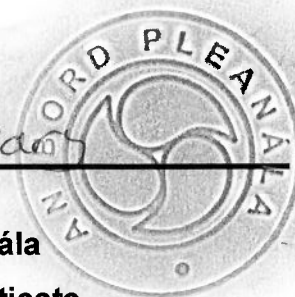
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that the applicant has not adequately demonstrated that the proposed development would be in compliance with the zoning objective 'To protect and provide for community uses and social infrastructure' and has not provided a masterplan as required for development within Z15 zoned lands. The assessment of the proposed development indicates that the existing community uses/social infrastructure within the Sybil Hill House site may not be protected/retained and may not provide for further community uses and social infrastructure as required under the zoning objective. It is considered that the applicant has not demonstrated that the proposed development would not be a material contravention of the Z15 zoning objective under the Dublin City Development Plan 2022-2028. The proposed development would be contrary to Section 14.7.14 (Community and Social Infrastructure – Zone Z15) of the Dublin City Development Plan 2022-2028 applicable to all developments on such lands and the Board was satisfied that there is no exceptional circumstance demonstrated for the proposed development which is, by its nature, residential commercial and found that none of the provisions of Section 37(2)(b) (i), (ii), (iii) or (iv) of the Planning and Development Act 2000, as amended, apply in this case. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary

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



Dated this 23rd day of April 2025.