



An
Bord
Pleanála

Board Order ABP-318454-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4362/23

Appeal by Patrick Goslin and Sons Limited care of PMCA Architecture and Planning of 104 Francis Street, Dublin against the decision made on the 18th day of October, 2023 by Dublin City Council to refuse permission.

Proposed Development: Permission for the demolition of existing two-storey commercial building fronting Quarry Road and attached double height storage shed and all ancillary storage structures to the rear and the construction of a mixed commercial/residential development in three separate blocks ranging from three to six storeys and consisting of Block A: three to five-storey block with setbacks fronting Quarry Road containing one commercial unit at ground floor level; six number one-bed and 11 number two-bed apartments, all with private balconies; Block B: four to six storey central block containing 19 number one-bed, 18 number two-bed and one number studio apartments, all with private balconies; Block C: five-storey block fronting access road to north containing three number one-bed, five number two-bed and one number studio apartment, all with private balconies with vehicle access to the central area by existing access from Quarry Road and ancillary site works including parking for two number electric cars, two number car sharing services and one number disabled car parking, three number communal bin stores, 138 secure bicycle parking spaces, all on a site of 0.28 hectares at 52 and 54 Quarry Road, Cabra, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development, by reason of the excessive height, scale, and massing of Block B, the poor configuration of open space, the amenity of units internal space specifically with regard to aspect and the relationship of private open space to living space, in addition to the overall excessive density proposed, would constitute overdevelopment of the site that would be out of character with the pattern of development in the vicinity, and would result in a substandard form of development providing a poor quality of residential amenity to future occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of a traffic hazard or obstruction of road users due to the lack of sufficient car parking to serve the development and lack of provision for service vehicles accessing the development, resulting in increased demand for parking on the surrounding road network where parking supply is restricted and uncontrolled. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this *10th* day of *September* 2024.