



An
Bord
Pleanála

Board Order ABP-318621-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4474/23

Appeal by BHA HX2 Development Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin against the decision made on the 8th day of November, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Modifications to the previously approved Built to Rent apartment development granted permission under planning register reference number 2712/21 (An Bord Pleanála reference number ABP-310947-21) to include: the addition of nine number new apartments consisting of one number two-bedroom, six number one-bedroom, and two number studios achieved by the way of an additional floor to the previously granted scheme bringing the total number of floors of the building from five-storeys to six-storeys (five-storeys with sixth floor set back), increasing the total number of apartments from 35 number apartments to 44 number apartments; additional bicycle spaces and bin storage on the basement level; all with associated site works; all at 153-155 Harold's Cross Road, Dublin (formerly known as Michael Grant Motors).

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 proposal for an additional floor and nine additional units on this restricted site, it is considered that the proposal would result in an excessive increase in scale, density, and bulk, which would constitute overdevelopment of the site and would have an overbearing impact on the adjacent properties and detract from the streetscape. The proposed development would seriously injure the visual and residential amenities of property in the vicinity and would have a negative impact on the character and townscape in the area, which would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and out of keeping with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January, 2024 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to provide adequate communal amenity space to serve the needs of residents of the proposed development as set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage 2023, which would seriously injure the amenities of future residents, would be contrary to the Dublin City Development Plan 2022-2028 and 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 28th day of July 2024