



An  
Bord  
Pleanála

## Board Order ABP-319348-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 5071/23**

**Appeal** by Tom Corcoran care of Peter Keenahan Architect of 3 High Road, Kilmainham, Dublin against the decision made on the 23<sup>rd</sup> day of February, 2024 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** The demolition of all existing single storey structures on site and the construction of a four/five-storey apartment block comprising a total of 10 apartments (nine number two-bedroom and one number three-bedroom) with associated areas of balcony and roof terrace, and three number three-storey townhouses (two number three-bedroom and one number two-bedroom) together with associated off-street car parking, landscaping and new boundary treatments at the former builders' suppliers yard site at The Ranch, Liffey Street South, Inchicore, 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 site layout and overall site development strategy, it is considered that the proposal would not represent the optimal design solution with reference to failure to appropriately respond to the established character of the area, including the established building line along Liffey Street South to the east of the application site and overdominance of car parking and associated access road in the main area of open space proposed in the foreground to the proposed apartment block and terraced housing. The proposed development would fail to positively contribute to the established urban fabric of the receiving environment and would detract from the visual amenities of the area. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The quantum of private open space proposed for each of the three townhouses is significantly below the minimum areas required by SPPR 2 of the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (Department of Housing, Local Government and Heritage, 2024). To permit the proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the future occupants of the houses and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Peter Mullan**

**Member of An Bord Pleanála**

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



Dated this 24<sup>th</sup> day of April, 2025