

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3095/24**

**APPEAL** by October Two Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 20<sup>th</sup> day of March, 2024 by Dublin City Council to refuse permission.

**Proposed Development:** The development will consist of the demolition of the existing two storey houses (Circa 234.4 square metres and Circa 172.5 square metres) and associated outbuildings, and the construction of a new residential development in two number new build blocks, Block A and Block B, ranging between three and six storeys in height over single basement level. The development consists of 57 number apartments (17 number one bed units and 40 number two bed units) and associated residential amenity space. The overall development proposal provides for the following: - Block A (Circa 3,419.16 square metres Gross floor area) is four to six storeys over single basement level and shall consist of 36 number apartment units (six number one bed units, 30 number two bed units) with all associated balconies, roof garden of Circa 81.3 square metres, storage, and plant space. Block B (Circa 1733.3 square metres Gross floor area) is three to five storeys over single basement level and shall consist of 21 number residential apartment units (11

number one bed units and 10 number two bed units) with all associated balconies, storage, and plant space. Each apartment has an associated area of private open spaces in the form of balconies/terraces. The single basement level (Circa 1687 square metres Gross floor area) provides for 38 number car parking spaces (including two number accessible spaces and 21 designated EV parking bays); two number motorcycle spaces; 215 number bicycle parking spaces; three number plant rooms, refuse and recycling storage areas and circulation and lobby areas. The development shall also provide for the provision of vehicular and pedestrian access points off Howth Road; 20 additional bicycle parking spaces at surface level and one number ESB substation and switch-room (Circa 28 square metres). The site development and infrastructural works provide for water, foul and surface water drainage, and all associated connections; all landscaping and public lighting; all boundary treatment works; internal walkways and hard landscaping and all associated site clearance, demolition, excavation, and development works at 796-798 Howth Road, Dublin.

## **Decision**

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

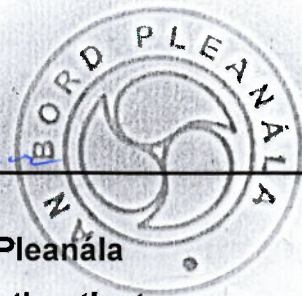
## Reasons and Considerations

1. Having regard to the height, scale, and density of the development, it is considered that the proposed development would constitute overdevelopment of the site, would have an unreasonable overbearing and visually dominant effect on adjoining sites and would seriously injure the residential amenities of the area. The proposed development would fail to integrate with the streetscape and public realm along this stretch of Howth Road and as a result, would seriously injure the visual amenities of the streetscape, would have an adverse impact on the character of the area and would, therefore, be contrary to Policy SC17 (Building Height) and Section 15.5.2 (Infill Development) of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on a heavily trafficked road in an area where there is a lack of on-street carparking and set down availability. The proposed service set down and drop-off arrangements from Howth Road to facilitate the operation of the proposed development are considered inappropriate having regard to the intensity of the development proposed on the site. As a result, it is considered that the proposed development would generate excessive drop-offs, servicing activity and overspill parking along this part of Howth Road and adjoining footpaths thereby causing obstructions for pedestrians, bus services and other road users resulting in traffic safety hazard. The proposed development would, therefore, be contrary to Section 8.5.5 (Mobility Management and Travel Planning) and Section 2.4 (Core Strategy) of Appendix 5 of the Dublin City Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

  
Marie O'Connor

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



Dated this 14 day of March 2025.