



An  
Bord  
Pleanála

Board Order  
ABP-319577-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3122/24**

**APPEAL** by EL Patrick Thomas Holdings Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 25th day of March, 2024 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of existing single-storey garage fronting Tower Avenue. Construction of a two-storey, two-bedroom mews building with an internal courtyard at ground floor level and garden at roof level. Pedestrian access to be provided via Tower Avenue and all boundary, drainage, landscaping and ancillary works necessary to facilitate the development. The site is within the curtilage of a protected structure (RPS Number 961), all at rear of 51 Brighton Road, Terenure Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the Z2 residential conservation zoning objective of the area and the location of the proposed development on a restricted site within the curtilage of a Protected Structure, it is considered that, by reason of its siting, height, scale, form, and massing, the proposed development would negatively impact on the character and setting of the Protected Structure, would constitute overdevelopment of the site, and would be overbearing on the Protected Structure and shared amenity space at 51 Brighton Road. The proposed development would be contrary to Policy BHA2 and BHA9 of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
MaryRose McGovern

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 25 day of November 2024.