



Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Coimisiún Pleanála on the 19th day of August 2020, and reactivated on the 25th day of July 2024 by Bartra Property (Castleknock) Limited care of Thornton O'Connor Town Planning of Longphort House, Earlsfort Centre, Earlsfort Terrace, County Dublin.

Proposed Development comprises of the following:

The demolition of the existing part one to part two number storey over partial basement public house and restaurant building (1,243 square metres) and the construction of a part one to part five number storey over basement Build-to-Rent Shared Living Residential Development (6,549 square metres) comprising 210 number bedspaces (182 number single occupancy rooms, four number accessible rooms. And 12 number double occupancy rooms).

The development also consists of the provision of communal living/kitchen/dining rooms at each floor level to serve the residents of each floor; communal resident amenity spaces for all residents including tv/cinema room at basement level, gymnasium and lounge/reception area at ground floor level, a library/study at third floor level and a private dining room at fourth floor level; external roof terrace at third floor level (78 square metres) facing north-east, north-west and south-west; external communal amenity courtyards at basement (170 square metres) and ground floor level (336 square metres); external amenity space at basement level

accessed from the communal living/kitchen/dining room (30 square metres); balconies at third floor level facing north-east/north-west (14.35 square metres); resident facilities including launderette, linen store, accessible WC and bin store; two number accesses to the public park along the north-eastern boundary; two number car share parking spaces; a lay-by and delivery bay; emergency gate access to the courtyard (north-west boundary); bicycle parking; boundary treatments; hard and soft landscaping; plant; PV panels; substation; switch room; generator; lighting; and all other associated site works above and below ground. All located within a 0.317-hectare site at Brady's Public House, Old Navan Road, Dublin 15.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

1. Objective DMSO24 of the Fingal Development Plan 2023-2029 states that applications for apartment development are required to comply with the Specific Planning Policy Requirements (SPPRs) of the “Sustainable Urban Housing: Design Standards for New Apartments’ Guidelines for Planning Authorities 2020” (or updated guidance as may be in place at the time of lodgement of the planning application). SPPR 7 of the 2023 Apartment Guideline states “There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process.” The HNDA contained within The Housing Strategy of the Fingal County Development Plan 2023 – 2029 does not identify any such demand at this location. The proposed development would be contrary to SPPR 7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 and accordingly would materially contravene Objective DMSO24 of the Fingal County Development Plan 2023 – 2029 and would be inconsistent with the proper planning and sustainable development of the area.
2. Having regard to the precise scale and disposition of the proposed development with particular reference to its proximity to the site boundaries and adjacent trees, the Commission concluded that the proposed development is inappropriate in terms of bulk, form and design response for the site. The Commission considered the absence of regular massing, smaller block formations and responsive transition of scale within the current proposal would result in a bulky and monolithic form, which would fail to integrate with the established built form in the vicinity of the site. The proposed development would be out of character and overbearing on the area, and particularly on surrounding residential properties in Talbot Court and on open space to the northeast of the site. The application has also failed to demonstrate that proposed tree planting is within the control of the applicant or is viable on the

site. It is considered that the proposed development would seriously detract from the visual and residential amenities of the area, and would not be in accordance with the proper planning and sustainable development of the area.

3. While concluding that a substantial reduction in parking provision at this location would be in accordance with the provisions of the Fingal County Development Plan 2023-2029, the Commission considered that the absence of any private car-parking provision had not been justified, would result in substandard residential amenity for future occupants of the proposed development, and that the likely parking demand from the proposed development would lead to overspill parking in the vicinity of the site and result in congestion and obstruction. This would endanger public safety by reason of a traffic hazard and detract from the amenities of the area and, would therefore, be inconsistent with the proper planning and sustainable development of the area.

4. Having regard to the design submitted, to the Building Research Establishment (BRE) Guidelines - Site Layout Planning for Daylight and Sunlight – 2022, to BS8206 Code of Practice for Daylight, to the guidance on shared living accommodation standards within the Apartment Guidelines 2018, which has not been updated in subsequent versions, and also Specific Planning Policy Requirement 4 of the Compact Settlement Guidelines (cycle parking), the Commission considered that the proposed development demonstrates a substandard quantity and quality of communal kitchen/living/dining areas, indoor amenity areas/facilities and outdoor amenity space. The proposed development also provides a poor standard of daylight and privacy to many residential units and provides substandard bicycle parking in terms of location, form, quality and security. The Commission considered that this would result in a substandard form of residential development for future occupants, which would be contrary to national and local policy objectives to deliver quality homes and attractive, liveable, well designed, high quality urban places.

Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *5th* day of *February*, 2026

