



An  
Bord  
Pleanála

## Board Order ABP-321531-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4327/24**

**Appeal** by XCM Properties Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 2<sup>nd</sup> day of December, 2024 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of the existing structures and construction of a part three, five and six-storey residential development consisting of 17 number apartments comprising of four number studio apartments, five number one-bed apartments and eight number two-bed apartments. All with associated private open space, communal open space, landscaping, bike storage, bin storage, and other necessary site works, all at number 203 and 207 Harold's Cross Road, Dublin.

### Decision

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

## Reasons and Considerations

1. Having regard to the height, scale, massing and proximity of the proposed development to existing dwellings adjacent to the site, as well as the prevailing height, density and character of the area, it is considered that the proposed development would be overly dominant and would detract from the streetscape, seriously injuring the visual and residential amenity of existing residents. It is considered that the proposed development would result in overdevelopment of the site, providing a significantly excessive density, plot ratio, site coverage, scale and height contrary to National and Local Policy Objectives and would seriously injure the amenities of properties in the area. The proposed development would be contrary to the criteria set out in Appendix 3 of the Dublin City Development Plan 2022-2028, and the Urban Development and Building Heights Guidelines for Planning Authorities (2018) to permit taller buildings on the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the height, scale, massing and proximity of the proposed development to the protected structure at number 199A-201 Harold's Cross Road, and also to rear gardens of a number of properties on Leinster Road, which are also protected structures, it is considered that the proposed development would be overly dominant and would not integrate well with surrounding development, and would not conserve or enhance the special architectural character or the setting of the protected structures at number 199A-201 Harold's Cross Road and properties on Leinster Road, their setting and the streetscape. The proposed development would contravene Policies BHA2 (a), (b), (d), (e), (h) and BHA6 of the Dublin City Development Plan 2022-2028, would be contrary to the criteria set out in Appendix 3 of the development plan and the Urban Development and Building Heights Guidelines for Planning Authorities (2018) to permit taller buildings on the site, and would, therefore, be 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 04 day of June 2025.**