



An
Bord
Pleanála

Board Order
ABP-321535-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4332/24

APPEAL by BHA HX2 Development Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 2nd day of December 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of modifications to the previously approved Built to Rent apartment development Planning Authority Register Reference Number 2712/21 (An Bord Pleanála Appeal Reference Number ABP-310947-21) to include the following: (1) Proposed two number new apartment consisting of one number one-bed, and one number studio achieved through a change of use of the ground floor communal facility area of the previously granted scheme, increasing the total number of apartments within the development from 35 number apartments to 37 number apartments, (2) minor modifications to the front elevation, all with associated site works at number 153-155 Harold's Cross Road, Dublin (formerly known as Michael Grant Motors).

Decision

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

Reasons and Considerations

It is considered that the proposed change of use of the permitted communal amenity facilities of this Build to Rent (BTR) scheme would result in a substandard level of residential amenity for the future residents of the overall scheme, which would constitute a substandard form of development, and that the proposed diminution of communal amenity facilities would be contrary to Policy QHSN42(a) of the Dublin City Development Plan 2022-2028, which seeks to ensure proposed resident support facilities are appropriate to the intended rental market having regard to the scale and location of the proposal. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 04 day of June 2025.