



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4062/24

Appeal by Ginxo Trading Limited care of PMCA Planning and Architecture of 104 Francis Street, Dublin against the decision made on the 17th day of December 2024 by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: PROTECTED STRUCTURE The development will consist of the construction of 46 number apartments consisting of 33 number two-bedroom four-person apartments, one number two-bedroom three-Person, and 12 number one-bedroom apartments all with balconies to the South, West, East and North in a single block ranging in height from two to six storeys with 408 square metres of landscaped communal open space at ground level and 89 square metres of communal roof terrace at fifth floor level; the provision of two number regular car parking spaces, one number disabled space, 100 number regular secured bicycle parking spaces, two number secured cargo bicycle spaces, bicycle maintenance area, bin store, ESB distribution station, ancillary plant/services with enabling and site development works, landscaping, boundary treatment, lighting, services and connections, waste management and other ancillary works. The gross floor area of the building to be 4233 square metres all at this site of 0.17 hectares.

Turnpike Lane at the rear of Number 59 -69 Drumcondra Road Lower
(Protected Structures), Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. The proposed development shall be amended as follows:
 - (a) The height of the six-storey block shall be reduced by one no. storey (removal of the proposed fourth floor and omitting seven number units). For clarity this permission is for 39 number units in total.

Revised drawings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the visual amenities of the established character of the Z2 Residential Conservation Area and the special architectural interest of the protected structures as viewed from Drumcondra Road Lower.

Reasons and Considerations

Having regard to the Dublin City Council Development Plan 2022-2028 and the specific context of the subject site's easily accessible outer city location, the site has capacity to absorb a greater intensification of development due to its proximity to public transport corridors and urban infrastructure. Taking into account the site comprises an infill backland site along a laneway which is not a 'traditional mews' laneway, with significant separation distances available given the length of rear gardens, it is considered that the proposed development would not, subject to an amended condition to reduce the height by one storey, adversely impact on the special character of the protected structures or seriously injure the special interest and visual amenities of the Z2 Residential Conservation Area along Drumcondra Road Lower.


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 13 day of May 2025.