

An
Bord
Pleanála

Board Order ABP-321833-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2522/24

Appeal by Minehill Partnership care of SCA Planning and Development Consultants of unit 217, Glencullen House, Kylemore Road, Dublin against the decision made on the 14th day of January 2025, by Dublin City Council, to refuse permission for the proposed development.

Proposed Development: The proposed development will consist of the refurbishment, extension and change of use of the former school building to accommodate nine number own-door apartments. The development will include:

- A second-floor roof level extension increasing the building from two to three storey,
- residential accommodation comprising of one one-bedroom and eight number two-bedroom units,
- three number ground floor units with private gardens and six number duplex units at first and second floors with balconies accessed via new external stairs,
- pedestrian and cycle access via the existing shared access laneway adjacent to BIMM Music Institute,

- demolition of existing non-original ground floor extensions, canopies, and stairway,
- reinstatement of original fenestration configuration with some alteration of opes to accommodate apartment entrance doors,
- communal open space, bin and bicycle storage, PV panels and all associated site development works and services, all to the rear of 115-117 The Coombe, Dublin, to the rear of BIMM Music Institute.


Decision

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

Reasons and Considerations

The Board considered that the applicant has not adequately demonstrated that the proposed development is in compliance with the 'Community and Social Infrastructure -Z15' land use zoning objective "to protect and provide for community uses and social infrastructure" and the criteria set out under Section 14.7.14 of the Dublin City Development Plan, 2022-2028, which strictly limits residential development subject to demonstrating compliance with its provisions and subject to exceptional circumstances. In this case the applicant has not demonstrated that the proposed development is not a material contravention of the 'Z15' land use zoning objective of the development plan, and that the proposed development would be one that would protect and provide community uses and social infrastructure as part of the creation of a vibrant neighbourhood, healthy placemaking and a sustainable well-connected city as is further provided for under Section 13.17 (Strategic Development Regeneration Area 15). The proposed development is therefore considered to be contrary to the 'Z15' zoning objective and the guiding principles for the Strategic Development Regeneration Area it forms part of which include, but are not limited to, recognising the need for community uses and community social infrastructure in the

Liberties area to complement the emerging development in recent decades. The Board is not satisfied that there are any exceptional circumstances demonstrated for this development which is by its nature considered to be residential and commercially led and that any of the provisions of Section 37(2)(b)(i), (ii), (iii) or (iv) of the Planning and Development Act, 2000, as revised, apply in this case. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The image shows a handwritten signature in black ink, which appears to read 'Mick Long', written over a circular official seal. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center. A horizontal line is drawn across the signature and the seal.

Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 16th day of June 2025.