

An
Coimisiún
Pleanála

Commission Order
ABP-321944-25

Planning and Development Acts 2000 to 2024

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2588/24

APPEAL by B&BCOCO Limited care of CDP Architecture of 4 The Mall, Lower Main Street, Lucan, County Dublin against the decision made on the 27th day of January, 2025 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing two-storey residential building and the construction of a new proposed four and six-storey residential apartment block consisting of 26 apartments (one number studio apartment, eight number one-bed apartments, 12 number two-bed apartments and five number three-bed apartments) all with associated private open space, communal open space, landscaping, bike storage, bin storage and other necessary site works, all at Oscar House, 309A Galtymore Road, Drimnagh, Dublin.



Decision

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

Reasons and Considerations

1. Having regard to the guiding principles of the Strategic Development Regeneration (SFRA) Area 9 – Emmet Road designation, the Sustainable Residential Neighbourhoods Z1 zoning, and the policies of the Dublin City Development Plan 2022-2025, it is considered that the development as proposed, by reason of its height, form, layout, siting, proximity to boundaries and abrupt transition in scale with adjoining properties, would constitute overdevelopment of this limited backland site, would seriously injure the amenities of the area and of property in the vicinity through significant overbearing and overlooking impacts on the existing houses on Galtymore Road to the south and on the adjoining SDRA 9 lands to the north and overbearing impacts on the Z9 'Amenity/Open Space/Green Network' lands to the east. The development as proposed would be visually obtrusive and would result in substandard residential amenity for its future occupants with poorly located communal open space in terms of remoteness, lack of visibility and diminishment due to overshadowing in conjunction with poor orientation for the private open space provision for the majority of the proposed units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the quantum of residential units proposed, and the location of the site which is served by a substandard entrance (3.87 metre width) and accessed via a narrow 15 metre long laneway, the poor quality site layout for vehicles, pedestrians and cyclists, the provision of one car parking space (with proposed multiple functions as a disabled parking space, car share and drop off), the sterilisation of future potential access and permeability between this site and the SFRA site / Davitt Road to the north as outlined in the SDRA 9 guiding principles map and in the absence of proposals to address the lack of car parking, the proposed development would be detrimental to the residential amenities, public roads and footpaths of the area due to the likelihood of overspill car parking on the surrounding streets and would be contrary to Appendix 5, Section 4 of the Dublin City Development Plan 2022-2028 and the Z1 land – use zoning of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this *20th* day of *June* 2025.