



An
Coimisiún
Pleanála

Commission Order

ABP-321964-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2619/24

Appeal by Kevin Dooner care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 30th day of January, 2025 by Dublin City Council to refuse permission.

Proposed Development: Demolition of an unused derelict building and the construction of a new three-storey apartment building with the attic converted into a habitable space. The development will have the following layout: ground floor - two studio apartments; first floor - two single bedroom apartments; second floor - one three-bedroom apartment; attic floor - one single bedroom apartment. For the convenience of residents, each apartment will have provisions for bicycle and refuse bin storage. The main entrance to the apartments will remain in its current location on Lower Mount Pleasant Avenue, accessible through a landscaped courtyard, all at 25 Lower Mount Pleasant Avenue and the corner of Richmond Hill, Dublin.

Decision

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

Reasons and Considerations

1. It is considered that, by reason of its architectural design response, including the building form and mansard roof form, the proposed development would create an insensitive imbalance within the streetscape, which would fail to relate to or integrate with the existing character of the area. The proposed development would appear visually incongruous, would have a negative visual impact on the character of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the Z1 zoning objective, and the design and layout of the proposed development, it is considered that the proposed development would result in a substandard residential amenity for future occupants, particularly the ground floor and attic level units, and would be contrary to the development standards as set out in the Dublin City Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July 2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 30th day of June 2025.