

An
Bord
Pleanála

Board Order ABP-321989-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4290/24

Appeal by Jim Murphy of 60 Saint David's Park, Artane, Dublin against the decision made on the 10th day of February 2025 by Dublin City Council to grant permission, permission to Brother Michael Fintan Heffernan care of Delahunty and Harley architects and designers of 11a Sydney Terrace, Blackrock, County Dublin for the proposed development in accordance with the plans and particulars submitted to the said Council.

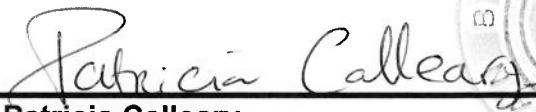
Proposed Development: Permission for the continuation of use as a single dwelling, originally approved under planning application register reference 0973/93, and the removal of Condition 2 imposed under retention application register reference 0194/97 which required the houses to be reverted to use as two separate single-family residences, 54, (formerly 53 and 54) Saint David's Park, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development site is in a location described as a 'Suburban/Urban Extension Area' in the Sustainable Residential Development and Compact Settlements (SRDCS) where densities of 40-80 dwellings per hectare are prescribed. The proposed development comprises of one house on a site area of 0.0889ha representing a density of just over 11 units per hectare. The proposed development would therefore represent underdevelopment of the site, would be contrary to policies with respect to density provision in the SRCDS, and would be contrary to Policy QHSN6 Urban Consolidation Policy QHSNO4 Densification to Suburbs and Policy SC11 Compact Growth of the Dublin City Development Plan 2022-2028. The proposal would therefore represent an inefficient use of land in an area where there is a shortage of housing and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having considered the planning history of the site, where it was a requirement under Planning permission reference 0194/98 (Condition 1 of that permission refers) that the house, based on a form of two semi-detached houses, would, following its occupation by a religious group (or similar group), be re-converted to use as two separate single family residences, and having regard to the information on file, the Board was not satisfied that there was sufficient justification put forward with the application or appeal for the departure from this requirement, notwithstanding the longstanding use of the property as one house.


Patricia Calleary

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

Dated this 16th day of June 2025