An Coimisiún Pleanála

Commission Order
ABP-321996-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 2569/21

APPEAL by Urban Life (BMD) Limited against the decision made on the 4th day of June, 2021 by Dublin City Council to refuse permission.

Proposed Development: Demolition and clearance of all buildings and structures on site and the construction of two apartment buildings with balconies (Buildings A and B) to contain a total of 99 number apartments. Building A will contain 58 number apartments and will range in height from three storeys to eight storeys. Building B will range in height from three storeys to six storeys and will contain 41 number apartments. The overall development will comprise a mix of 66 number one-bed, 30 number two-bed and three number three-bed apartments and will be operated as a Build to Rent development with residential amenity rooms and communal open space, including a podium garden. The development proposed provides for the creation of a non-vehicular link (pedestrian/cycle only link) through the application site from Beaumont Road/Grace Park Court to Ellenfield Road requiring the demolition of part of an existing boundary wall at the southern end of Ellenfield Road (adjacent numbers 9 and 23B Ellenfield Road). Vehicular access to the site will be via Grace Park Court and on-site car parking will be provided by way of a semi-basement car park to the rear of Building B. This planning application includes for signage for the development, the undergrounding of existing overhead lines, a car parking

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space on Grace Park Court on the public highway intended for use by Go car or similar operator, public and communal open space, roof terrace at second floor of Building A, landscaping, public lighting, an ESB substation and all associated site development works and boundary treatments, all on a site at Beaumont Road/Beaumont Grove/Grace Park Court/Ellenfield Road, Beaumont, Dublin, as revised by the further plans and particulars received by An Coimisiún Pleanála on the 8th day of April, 2025.

Decision

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

Reasons and Considerations

Having regard to the pattern of development in the vicinity, the design, height and scale of the proposed development within a suburban streetscape, and its relationship with adjoining and neighbouring buildings in the immediate vicinity, it is considered that the proposed development would fail to comply with the provisions of the Dublin City Development Plan 2022-2028, in particular the objectives of the height strategy set out in Table 3 of Appendix 3, and the provisions of the Urban Development and Building Height Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December, 2018 in which there is a requirement for taller buildings to form a positive response to the overall built environment as part of contributing to the urban neighbourhood and streetscape. The proposed development would be visually obtrusive, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

Marie O'Connor
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 05th **day of** November **2026.**