An Coimisiún Pleanála

Commission Order

ABP-322160-25

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Coimisiún Pleanála on the 6th day of September 2021 and reactivated on the 28th day of March 2025 by Sanford Living Limited care of Thornton O'Connor Town Planning of Number 1 Kilmacud Road Upper, Dundrum, Dublin.

Proposed Development comprises of the following:

The demolition of circa 4,883.9 square metres of existing structures on site including Milltown Park House (880 square metres); Milltown Park House Rear Extension (2,031 square metres); the Finlay Wing (622 square metres); the Archive (1,240 square metres); the link building between Tabor House and Milltown Park House rear extension to the front of the Chapel (74.5 square metres); and 36.4 square metres of the 'red brick link building' (single storey over basement) towards the south-western boundary; the refurbishment and reuse of Tabor House (1,575 square metres) and the Chapel (768 square metres), and the provision of a single storey glass entrance lobby to the front and side of the Chapel.

The provision of a 671 number unit residential development comprising 604 number Build-to-Rent apartment and duplex units (88 umber studios, 262 number one-bed units, 242 number two-bed units and 12 number three-bed units) and 67 number Build- to-Sell apartment and duplex units (11 number studios, nine number one-bed units, 32 number two-bed units and 15 number three-bed units).

Block A1 will range in height from part five number storeys to part 10 number storeys and will comprise 94 number Build-to-Rent apartments;
Block A2 will range in height from part six number storeys to part eight number storeys including part double height at ground floor level and will comprise 140 number Build-to-Rent apartments and duplex units;
Block B will range in height from part three number to part seven number storeys and will comprise 91 number Build-to-Rent apartments;
Block C will range in height from part two number storeys to part eight number storeys, including part double height at ground floor level and will comprise 163 number Build-to-Rent apartments;
Block D will range in height from three number storeys to five number storeys and will comprise 39 number Build-to-Sell apartments;
Block E will be three number storeys in height and will comprise 28 number Build-to-Sell duplex units and apartments;
Block F will range in height from five number storeys to part seven number storeys and will comprise 92 number Build-to-Rent apartments; and the refurbished Tabor House four number storeys including lower ground floor level will comprise 24 number Build-to-Rent apartments.
The development also includes a creche within Block F (400 square metres) with outdoor play area; and the provision of communal internal amenities (circa 1,248.8 square metres) and facilities (circa 158.3 square metres) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.
The proposed works also include a new 2.4-metre-high boundary wall across the site from east to west towards the southern boundary requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 square metres) and the making good of the façade at the boundary.
The existing Link Building is the subject of a separate application for permission (Dublin City Council Register Reference Number 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for Strategic Housing Development permission. If that application is granted and first implemented, no demolition works

to the Link Building will be required under this application for Strategic Housing Development permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.

The development also provides a new access from Milltown Road which will be the principal vehicular entrance to the site in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian and bicycle connections through the site;

344 number car parking spaces (295 number at basement level and 49 number at surface level) which includes 18 number mobility impaired spaces, 10 number car share spaces, four number collection and drop-off spaces and two number taxi spaces; bicycle parking; 14 number motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space including upper level communal terraces in Block A1, Block B and Block C which will face all directions; sedum roofs; photovoltaic panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground.

The proposed development has a gross floor space of circa 54,871 square metres above ground level over a partial basement under part of Block A1 and under Blocks A2, B and C measuring circa 10,607 square metres, which includes parking spaces, bin storage, bike storage and plant all located at Milltown Park, Sandford Road, Dublin. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of circa 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300-millimetre diameter pipe along Milltown Road through the junction of Milltown Road and Sandford Road prior to outfalling to the existing drainage network on Eglinton Road approximately 200 metres from the Sandford Road and Eglinton Road junction, with these works incorporating an area of circa 0.32 hectares.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1. Objective CUO25 of the Dublin City Development Plan 2022 – 2028 requires that large-scale developments over 10,000 square metres must provide, at a minimum, 5 percent of floor area for community, arts and culture spaces as part of the development. The proposed development does not provide for any such floor area, even though it exceeds 10,000 square metres. The proposed development would, therefore, materially contravene Objective CUO25 of the Dublin City Development Plan 2022 – 2028 and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design and layout of the proposed development it is considered that due to the non-provision of private open space, and inadequate level of residential amenity for 61 number units, that the proposed development would fail to meet the requirements of Policy QHSN36 of the Dublin City Development Plan 2022-2028 and the requirements of the Planning Design Standards for Apartments: Guidelines for Planning Authorities 2020, as issued by the Department of Housing, Local Government and Heritage. The proposed development would seriously injure the amenities of future residents and would be contrary to the proper planning and sustainable development of the area.

Note:

- The Commission considered the environmental impact assessment report, the documentation submitted by the applicant and submissions made in the course of the application and agreed with the overall environmental impact assessment of the Inspector in the examination of the information contained.
- The Commission noted it is precluded from seeking further information and recirculating same to relevant parties on a Strategic Housing Development application and further considered addressing the requirement to provide for community, arts and culture spaces as part of the development under Objective CUO25 of the Dublin City Development Plan 2022 – 2028 by way of a limited agenda oral hearing in line with section 18 of the Planning & Development (Housing) Residential Tenancies Act, 2016 (as amended), however, given the substantive reasons for refusal the Commission did not exercise that option.

Mick Long
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 27th **day of** October **2026.**