

An
Coimisiún
Pleanála

Commission Order
ABP-322450-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 4278/24

Appeal by Focus Housing Association CLG care of Brock McClure
Consultants of 63 York Road, Dun Laoghaire, County Dublin against the
decision made on the 14th day of April, 2025 by Dublin City Council to grant
permission subject to conditions in accordance with plans and particulars
lodged with the said Council.

Proposed Development: Demolition of existing structures and construction
of 32 apartments and associated site development works at 5 and 6 Malahide
Road, Newtown Cottages, Priorswood, Dublin.

Decision

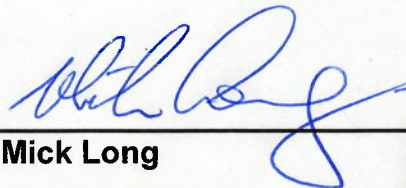
Having regard to the nature of the condition the subject of the appeal,
the Commission is satisfied that the determination by the Commission
of the relevant application as if it had been made to it in the first
instance would not be warranted and, based on the reasons and
considerations set out below, directs the said Council under subsection
(1) of section 139 of the Planning and Development Act, 2000 to ATTACH
condition number 2 and the reason therefor.

2. Prior to the commencement of the development, the developer shall submit revised drawings of the scheme, for the written agreement of the planning authority, reducing the height of the development by one floor (one of floors 1- 4 shall be omitted) while maintaining a 5th floor setback.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the specific context of the subject site's easily accessible outer suburban location, wide street width and its proximity to public transport corridors and existing urban infrastructure the site has capacity to absorb the proposed intensification of development and density. Taking into account the site's position mid-urban block, the proposed development would not adversely impact on the overall composition of the street, and it is considered that a lower range of five floors with a setback fifth floor will mitigate against an abrupt transition to the lower scaled neighbouring residential area.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission**



Dated this 8th day of September 2025