

An
Coimisiún
Pleanála

Commission Order
ABP-322636-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1481/25

Appeal by Bernard McGowan care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 1st day of May, 2025 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing part one and two-storey buildings, including basement on site. Construction of part three, four and five-storey residential building containing a total of 26 number apartments comprising of five number studio apartments, eight number one-bed apartments, nine number two-bed apartments and four number three-bed apartments and one number substation at ground floor level. Communal amenity spaces on the ground level, third and fourth floor level. All with associated site works, bicycle store, landscaping and services, all at 174-180 Harold's Cross Road, Harold's Cross, Terenure, Dublin.

P.C.


Decision

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

Reasons and Considerations

1. Having regard to the scale, massing and design of the proposed development, the proximity of the proposed building to private amenity space serving the immediate adjoining properties, its location on this prominent corner site opposite Harold's Cross Park, a public park, and in close proximity to historic buildings and protected structures, it is considered that, by reason of overbearing and overlooking and its design presentation, the proposed development would seriously injure the residential and visual amenities of the area and fail to integrate successfully with the streetscape. The proposed development would be contrary to SPPR 3 of the Urban Development and Building Height Guidelines (2018), would be contrary to Table 3.2 and Section 3.4 of the Sustainable Residential Development and Compact Settlements Guidelines (2024), would contravene Appendix 3 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of the proposed demolition without sufficient justification of existing extant structures which, although not protected, make a positive contribution to the character, appearance and quality of local streetscapes, and the replacement with new build structures, the proposed development would seriously detract from the existing character of the area and would be contrary to the provisions of Policy BHA6 of the Dublin City Development Plan 2022-2028. Furthermore, it is considered that the proposed development would fail to conserve or enhance the special architectural character of the traditional urban village of Harold's Cross. The proposed development would seriously injure the visual and residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

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

Dated this *24th* day of *September* 2025.