

An
Coimisiún
Pleanála

Commission Order
ABP-322679-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: LRD6060/25-S3

Appeal by The Iveagh Trust care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 8th day of May, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (numbers 43-50)), which have a total gross floor area of circa 3,243.5 square metres. The construction of a one to nine-storey Large Scale Residential Development (LRD) comprising 119 number apartments (70 number one-bed units and 49 number two-bed units) and a community hub space at ground floor level totalling circa 523.5 square metres. All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building. The proposal includes external communal open space areas (circa 707 square metres) at ground floor level, and provision of PV panels at roof level. The proposal provides a total of 15 number car parking spaces (12 number for residents, two number for the community hub, including one number accessible parking space, and one number car sharing space). 172 number cycle parking spaces are provided for residents, and 60 number cycle

parking spaces are provided for visitors to the residential element of the development. Two number long-stay cycle parking spaces, and six number short-stay cycle parking spaces are provided associated with the community hub element of the development. The proposal includes for alterations and upgrade of the site boundary walls/treatment. The proposal includes one number shared pedestrian/vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of two number ESB substations, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works, including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground, all on a site of circa 0.358 hectares at 43-50, Dolphin's Barn Street, Dublin. The site is bounded by Dolphin's Barn Street to the east, 51 Dolphin's Barn Street to the north-east, 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively.

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, as amended, to ATTACH condition number 2(a) and the reason therefor.

Reasons and Considerations

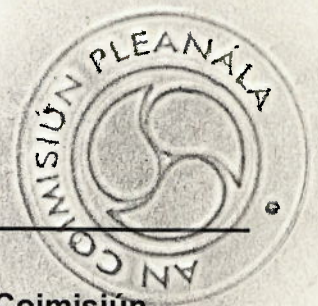
Having regard to the limited separation distances being provided from the proposed apartment block to the western boundary of the site and the significant deviation in height from the established character of the surrounding area proposed at this juncture of the site to Reuben Street, it is considered that the proposed development would be overbearing on adjoining properties on Reuben Street and would seriously injure the residential amenities accordingly and would not be in accordance with the proper planning and sustainable development of the area. The attachment of condition number 2(a) is, therefore, warranted.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission



Dated this 05 day of August 2025.