

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2260/24

Application for Leave to Appeal against the decision of the planning authority by Davida Dee of 113 Windmill Park, Crumlin, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 20th day of May, 2025 to grant subject to conditions a permission to Cabhru Housing Association care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing one-storey delivery service unit building and associated outbuildings on the site and removal of the existing site boundary wall along Windmill Road (circa 918.8 square metres). Construction of a 3-5-storey residential development comprising 53 number one-bed apartment units in a single block ranging in size from circa 50.1 square metres to circa 53.1 square metres. All apartments are provided with associated private open space balconies/terraces. All units are intended to provide housing for independent living for older residents (60 years plus). Pedestrian access and egress to the development will be from St. Agnes Road. The development also proposes circa 812 square metres of communal amenity open space as a landscaped garden at ground floor level (circa 586.5 square metres) and a landscaped terrace area at the roof of 2nd floor level (225.5 square metres), a community room (circa 93.4 square metres), office room (circa 11.5 square metres), kitchenette (four square metres) and toilet

(circa nine square metres), associated secure bicycle and bin storage, relocation of existing ESB network kiosk and provision of a single ESB substation, switch room, water break tank room, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of circa 1,784 square metres at Crumlin Delivery Service Unit, 11 Saint Agnes Road, Dublin.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

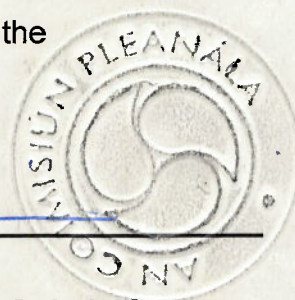
It is considered that it has not been shown that the imposition of condition number 2, which results in the reduction of the overall size and scale of the building granted planning permission, will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission, or reduce the value of the land. As such, the Commission considered that this does not meet the criteria for leave to appeal as set out under section 37(6) of the Planning and Development Act 2000, as amended, and, on this basis, the Commission decided to refuse the application for leave to appeal.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this 11th **day of** July

2025.