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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEBLRD6086/25-S3**

**Appeal** by St. James's Terrace Residents' Association and by others against the decision made on the 10<sup>th</sup> day of February, 2026 by Dublin City Council to grant subject to conditions a permission to Green Urban Logistics 3 White Heather Propco Limited.

**Proposed Development:** Mixed use Large-Scale Residential Development (LRD) which will consist of demolition of all existing commercial and warehouse buildings and structures on the site, except numbers 307/307A South Circular Road (circa 4,665 square metres of floorspace). Provision of a residential development of 250 units within six blocks (Blocks 01, 02 (A/B), 03 (A/B), 04 (A/B), and two duplex apartment blocks) ranging in height up to seven storeys and comprising the following: Block 01 – four to five storeys in height and will provide 23 number residential units. Block 02 (A/B) – five to six storeys in height and will provide 73 number residential units. Block 03 (A/B) – five to seven storeys in height and will provide 87 number residential units. Block 04 (A/B) – five to six storeys in height and will provide 51 number residential units. Two number duplex blocks – three storeys in height and will provide 16 number residential units. The overall residential mix will include 12 number studio apartments, 148 number one-bed apartments, 74 number two-bed apartments, eight number one-bed duplex apartment units, and eight

number two-bed apartment duplex units. All units will have private balconies or terraces with north, south, east or west orientation. The development will also include internal residential amenity spaces (circa 404.3 square metres in total), a crèche (circa 172.9 square metres) and a café/kiosk (circa 34.8 square metres). Provision of 86 number car parking spaces, eight number motorbike parking spaces and 421 number bicycle parking spaces, together with communal and public open spaces, landscaping, and boundary treatments. The proposal includes the change of use of the existing dwelling at 307/307A South Circular Road to crèche with an associated external play area. Public open space will be provided between Blocks 03 and 04, and to the north and south of the apartment blocks, the southern open space overlooking the Grand Canal. Additional communal open spaces are provided throughout the scheme. Vehicular, pedestrian and cyclist access will be from the north-east via the existing estate entrance from South Circular Road, with additional pedestrian/cyclist access from the west via St. James's Terrace. The development also includes roof terraces in Blocks 02 (A), 03 (A) and 04 (A), a semi-basement below Blocks 02 (A/B) and 03 (A/B), PV cells at roof level, all associated site development works above and below ground, including hard and soft landscaping, lighting, SuDs measures, EV charging points, green/blue roofs, ESB substation and all associated services and access upgrades to facilitate the development. Other works include the installation of a new watermain to be connected to the existing public water supply in accordance with Uisce Éireann requirements along St. James's Terrace, together with associated public realm works and access upgrades along the South Circular Road to facilitate the development, all at White Heather Industrial Estate, South Circular Road, and including 307/307a South Circular Road and 12a St. James's Terrace, Dublin. The site is bounded to the south by the Grand Canal, to the north by Our Lady of Dolours Church and the private rear gardens of residential dwellings along South Circular Road, to the east by unit numbers 291/293 White Heather Industrial Estate, Priestfield Cottages, and to the west by the rear gardens of dwellings along St. James's Terrace.

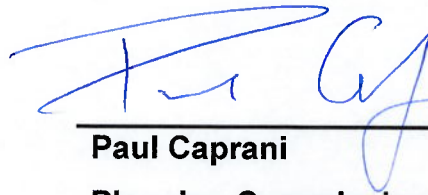
## Decision

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

## Reasons and Considerations

1. Having regard to the disposition of the buildings on the site and the consequences of same, specifically; the separation distance of less than 16 metres between opposing windows which is considered to be contrary to SPPR1 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (DOH LG 2024), the proximity of Block 4 to active commercial units with associated access and parking arrangements and the uncertainty (notwithstanding the zoning) regarding any future development of this commercial area, and the use of the proposed communal open space to the rear of Block 5 which would detract from the amenity and privacy of the ground floor apartments in Block 5, it is considered the proposed development would impact negatively on the residential amenity of future residents. Furthermore, the finish of the rear elevation of Block 5, as it is viewed from St James Terrace, requires further consideration due to the prominence and proximity of this elevation, and, while the Commission welcomed the proposed connection to the adjoining Grand Canal bank, it determined that the proposed public open space element of the scheme is primarily circulation space and therefore provides limited use as an amenity space for the public. Furthermore, the proposed position of services, including vehicular access and egress arrangements associated with the commercial development abutting adjoining property, would detract from the amenity of the residential scheme.

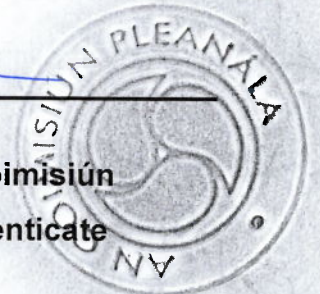
Having regard to the extent of the matters as set out above that would detract from the residential amenity of future occupants of the proposed apartments and the residents of adjoining properties, the development as proposed does not accord with the Dublin City Development zoning objective for this area, to protect, provide and improve residential amenities, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

**Planning Commissioner of An Coimisiún**

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



Dated this *17<sup>th</sup>* day of *June* 2026.