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

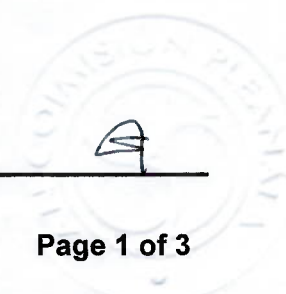
**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2127/25**

**APPEAL** by John Ronan against the decision made on the 19<sup>th</sup> day of November 2025, by Dublin City Council to grant, subject to conditions, a permission to JLT Appian Limited in accordance with the plans and particulars lodged with the said Council.

**Proposed Development:** The development will consist of:

- (i) alterations to existing boundary wall and fence to provide a new 6.6 metre sliding gate for pedestrian and vehicular access via Leeson Street Upper,
- (ii) the construction of four number four-storey, three-bedroom, terraced townhouses. Each townhouse to be provided with a pedestrian access at lower ground floor and a stepped access at upper ground floor via Leeson Street Upper, pedestrian access to rear of each dwelling via Mitchell House's private internal road, one number internal carport, rooflights, and private external terraces on upper ground floor and second floor of each dwelling,



- (iii) all ancillary site works including new boundary treatments, site clearance, tree removal, hard and soft landscaping, provision of bin storage, ESB meter box, foul drainage and SuDS measures as necessary to facilitate the development on lands located at 60-63 Leeson Street Upper, Dublin.

## **Decision**

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

## **Reasons and Considerations**

The site is located within a City - Urban Neighbourhoods, as defined by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 where a target density range of 50 dph (dwellings per hectare) to 250 dph applies. Within this range, (due to the location of the site in an inner urban area, directly on a bus corridor and permitted Bus Connects route, and within walking distance of high frequency light rail) densities at or above the mid-density range are to be encouraged. The proposed development has a density of 51 dph. Given the location of the site, outside of any Architectural Conservation Area or Z2 Conservation Area, removed from nearest Protected Structures, and given the corner nature of the site, surrounding roads infrastructure and relationship with adjacent dwellings to the southeast and southwest, it is considered that the site is not so constrained to justify the low density proposed within the application.

The proposed development therefore represents insufficient residential density and inefficient use of land, which would be contrary to national policy objectives to achieve sustainable urban development and compact growth, and contrary to the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, and to the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Emer Maughan**

**Planning Commissioner of An Coimisiún**

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



Dated this *22nd* day of *April* 2026.