



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2410/25

Appeal by Kellie Harrington and by Others against the decision made on the 3rd day of December, 2025 by Dublin City Council to grant subject to conditions a permission to Tuath Housing Association in accordance with the plans and particulars lodged with the said Council.

Proposed Development: The proposed housing development aims to provide a sustainable and vibrant residential community with a total of 49 units across three blocks. The development will feature a mix of two-story houses, own-door duplex apartments, and apartment units, catering to diverse housing needs. Additionally, the project will include ample secure and visitor cycle parking facilities, associated site works, and landscaping. These works include the demolition of two number existing industrial sheds. Proposed Construction of; Block A comprising of four number three bed two-story houses, Block B comprising of four number three bed two-story houses and Block C is an apartment building ranging from three to five storeys, comprising 16 number three bed duplex apartments, 16 number two bed apartments, nine number one bed apartments as well as a community arts and culture space, bicycle storage, utilities and bin storage. The proposed development also includes public open space, communal open space and associated site works, all at Portland Row, Dublin. The site has access via

Portland Row and is bounded by houses on Portland Row, Dunne Street, North Great Clarence Street and fronts onto Aldborough Place, Dublin. The proposed development was revised by further public notice including Natura Impact Statement (NIS) received by the planning authority on the 6th day of November 2025.

Decision

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

Reasons and Considerations

The appeal site is located in Dublin's North East Inner City Strategic Development Regeneration Area (SDRA) 10 of the Dublin City Development Plan 2022-2028 and within Opportunity Site 13 with a portion of the appeal site located on the existing Aldborough Place Mixed Use Games Area (MUGA). The Commission considered that the form, massing and height of the proposed development results in a high quality and coherent urban scheme with high quality public and communal open space which would redevelop backland, infill and brownfield land in the area and support consolidation of the urban area. However, it is considered that the removal of the MUGA to facilitate the proposed development would materially contravene Policy GI49 of the development plan, which seeks to protect existing and established sport and recreation facilities, including pitches, unless there is clear evidence that there is no long term need for the facility.

In accordance with the criteria set out in Policy GI49 (Protection of Sport and Recreational Facilities), the Commission were not satisfied that the applicant had adequately demonstrated that there is no long term need for this MUGA or that the existing facility would be replaced by equivalent or better provision in terms of quantity or quality in an accessible and suitable location as part of this application. The loss of an existing Mixed Use Games Area within an area of the city which has an identified deficit in public open space would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 29th day of July 2026