



An
Coimisiún
Pleanála

Commission Order
PL-501171-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1156/26

Appeal by Hermitage Property Group against the decision made on the 20th day of March, 2026 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing Lyster's Bar.

Construction of a five-storey new building comprising 40-bed student accommodation with ground floor commercial space, two external rear bin stores, external rear bicycle storage for 12 cycles, internal basement cycle store for 40 cycles plus 12 foldable cycles, hard and soft external rear landscaping, fourth floor 74-square-metre roof terrace, front and rear-facing windows at all levels, side-facing windows at ground to fourth floor of extended rear leg, solar panels at roof level, and all associated site works, all at 236-238 Harold's Cross Road, Dublin. The site is accessed via Harold's Cross Road and Mountain View Avenue. The development site is attached to buildings south and north facing Harold's Cross Road, and north on Mountain View Avenue.

Decision

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

Reasons and Considerations

1. Having regard to the scale, massing and design of the proposed development and, in particular, the lack of detailing on the building and the blank wall facades to the north and south elevations, its position forward of the building line of the neighbouring property, the site's prominent location on Harold's Cross Road, the proximity to the Z2 Conservation Area, including Leinster Road, the pattern of development in the area, and the provisions of the Dublin City Development Plan 2022-2028, specifically Section 15.4.2 (Architectural Design Quality) which requires, inter alia, the architectural quality of development to positively contribute to the urban design and streetscape, and to respond creatively to and respect and enhance its context, it is considered that the proposed development is not of sufficiently high architectural design, would fail to respond positively to its receiving environment, and would be visually incongruous and unduly overbearing on the streetscape. The proposed development would be contrary to Section 15.4.2 (Architectural Design Quality) of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of the proposed development to the neighbouring properties, the location and proximity of a number of windows on the southern elevation to the adjoining residential properties particular to the private amenity space of number 240 Harolds Cross Road, the lack of robust mitigation being proposed, and the large blank elevation on the rear return, which would be visually overbearing on the Casimir Court residences, it is considered that the proposed development would give rise to issues of overbearance and overlooking, and would have a significant negative impact upon the current level of visual and residential amenity of surrounding properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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



Dated this 21st day of AUGUST 2026.