



An
Bord
Pleanála

Board Order ABP-314386-22

Planning and Development Acts 2000 to 2023

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 18th day of August 2022 by Camgill Property a Tri Limited care John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

156 number residential units in two number apartment blocks. Block 10A, containing 71 number apartments, has a height of part eight and part ten storeys, and Block 10B, containing 85 number apartments, has a height of part ten and part eleven storeys, all above a common basement area. The unit mix consists of 75 number one-beds and 81 number two-beds (32 number one-bed units and 39 number two-bed units within Block 10A, and 43 number one-bed units and 42 number two-bed units within Block 10B).

The development includes a total of 94 number car parking spaces (49 number at surface level and 45 number at basement level) and 322 number bicycle parking spaces (78 number visitor spaces at surface level and 244 number secure spaces at basement level). Access to the development is provided from Mayne River Avenue to the south and from Mayne River Street to the east (road extension currently under construction under An Bord Pleanála Reference Number ABP-307887-20).

Bin stores, plant rooms, ancillary residential facilities, storage rooms and block cores are located at basement level. The proposed development includes private amenity space in the form of balconies and terraces for all apartments, public and communal open space, including external communal roof terraces at 8th floor level of Block 10A and 10th floor level of Block 10B, children's play area, photovoltaic panels and green roofs at roof level of both blocks, the provision of new telecommunications infrastructure at roof level of Block 10B including shrouds and antennas (six number antennas, enclosed in two number shrouds together with all associated equipment), foul and surface water drainage, hard and soft landscaping, lighting, an Electricity Supply Board substation and all associated and ancillary site works. The application site has an area of circa 0.76 hectares and is bound by an existing office building (Rosemount House) to the south, the Mayne River corridor to the north, Site 2 and Block 2 (under construction under An Bord Pleanála Reference Number ABP-307887-20) and a nursing home (Block 6) building to the east, and undeveloped lands and the Bewley's factory to the west all located on lands known as Site 10, Mayne River Avenue, Northern Cross, Malahide Road, Dublin.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.

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Reasons and Considerations

In coming to its decision, the Board had regard to the following:

Objective CUO25 of the Dublin City Development Plan 2022-2028 requires that large scale developments over 10,000 square metres must provide at a minimum for 5% community, arts, and culture spaces as part of the development. The proposed development does not provide for such floor area. The proposed development, therefore, would materially contravene objective CUO25 of the Dublin City Development Plan 2022-2028 and would therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 18 day of February 2025