
Reg. Ref.

LRD23A/0002

An Bord Pleanala Ref: ABP-322702-25
Appeal Decided: 23/09/2025
Appellant Type: 3RD PARTY X 2
Appeal Decision: Grant Permission
Councils Decision: GRANT PERMISSION
Applicant: Shannon Homes Dublin Unlimited Company

Location: Site at Taylors Land & Edmondstown Road, Taylors Lane,
Ballyboden, Dublin 16

Description: The development will consist of the demolition of the existing former Institutional buildings and associated outbuildings (c.5,231 sq.m) and construction of a new residential development comprising 402 no. apartments (39 no. 1 beds, 302 no. 2 beds and 61 no. 3 beds) within 3 no. blocks ranging in height from 2 to 5 storeys over basement/ lower ground floor. All residential units will be provided with associated private balconies/ terraces to the north/ south/ east/ west elevations. The development will include the following: Block A up to 5 storeys over basement/ lower ground floor providing 118 no. units. Block B up to 5 storeys over basement providing 123 no. units. Block C up to 5 storeys over basement/ lower ground floor providing 161 no. units. The development will also include a creche (c.656 sq.m) and 2 no. retail units (c.262 sq.m and c.97 sq.m) all located within Block A, along with c.322 sq.m of internal residential communal space located in Block C. The development will include the provision of a new public park in the north of the site along Taylor's Lane. The development will include 290 no. car parking spaces and 1,054 no. cycle parking spaces provided at basement/surface level. The development will include for a revised vehicular access from Edmondstown Road and an emergency vehicular access from Taylor's Lane along with pedestrian/cyclist accesses to/from the site. The development will include for road improvement works along Edmondstown Road including the existing junction of Scholarstown Road/ Edmondstown Road. The development will include for all associated site development works, open spaces, landscaping, SuDs features, boundary treatments, plant areas, waste management areas/bin stores, car/cycle parking areas (including EV parking), and services provision (including ESB substation/ kiosks).