



An
Coimisiún
Pleanála

Direction
CD-020395-25
ABP-319719-24

The submissions on this file and the Inspector's report were considered at a meeting held on 31/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 31/07/2025



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the prominent and sensitive location of the subject site which fronts onto the River Liffey and is within the Liffey Quays Conservation Area, in close proximity to neighbouring residential properties, and on a site that is not designated as being suitable for a landmark/taller building, it is considered that the proposed development, by virtue of its excessive height, bulk, massing and form, would constitute an overly dominant and isolated tall building that would be at odds with the surrounding context and would be injurious to the visual amenity of the Liffey Quays and key views along the river corridor. The proposal would result in an overbearing form and scale of development in close proximity to existing residential properties, resulting in significant adverse impacts to residential amenity by reason of an unacceptable and unjustified loss of daylight/sunlight and overshadowing of a principal shared amenity space. The proposed development fails to meet the relevant performance criteria set out in Tables 3 and 4 of Appendix 3 in addition to not meeting the criteria for exceptional circumstances

for enhanced height, density and scale. As such, the proposed development would contravene Appendix 3 and Policies BHA9, SC17, and SC18 of the CDP, and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the age, form, and condition of the existing office building and the results of the Whole Life Carbon assessment, the Board consider that the wholesale demolition of the existing building would be both premature and unjustified, and would set an unwelcome precedent for demolition on similar sites in Dublin. The proposal would, therefore, be contrary to Policy CA6 and Section 15.7.1 of the Dublin City Development Plan 2022-2028 which seeks to promote and support the retrofitting and reuse of existing buildings and would be contrary to the proper planning and sustainable development of the area.