

An  
Coimisiún  
Pleanála

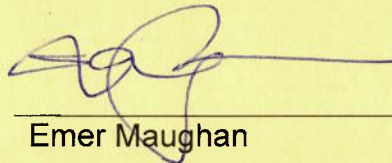
**Direction**  
**CD-022279-26**  
**ABP-320208-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 22/06/2026.

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

**Planning**

**Commissioner:**

  
\_\_\_\_\_  
Emer Maughan

**Date:** 23/06/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Section 17.6 (Placemaking and creating vitality) of Appendix 17 (Interim Dún Laoghaire Urban Framework Plan) of the Dun Laoghaire Rathdown County Development Plan 2022-2028 states that when considering development proposals intensification should be promoted primarily through compact urban form rather than through tall buildings, that a key objective is to protect the unique skyline, and that it is an objective that the hierarchical relationship between established landmark buildings and new infill development be preserved and maintained. The proposed development, up to thirteen storeys in height, would present a new and significant structure within the urban skyline which would not be consistent with these provisions. In addition, although the Dun Laoghaire

Rathdown County Development Plan 2022-2028 does not set out specific densities, the proposed density, at 313uph, significantly exceeds the general maximum density of 250uph envisaged in an urban neighbourhood such as this as set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and the proposed development does not meet the requirements for an exemption to this as per subsection 3.3.6 (a) of the Guidelines. Therefore, the proposed development would contravene the provisions of Appendix 17 (Interim Dún Laoghaire Urban Framework Plan) of the Dun Laoghaire Rathdown County Development Plan 2022-2028, it would be contrary to Ministerial guidelines issued to planning authorities under section 28, would collectively comprise overdevelopment of the site, and would be contrary to the proper planning and sustainable development of the area.