



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020438-25**  
**ABP-320823-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 06/08/2025.

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

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 08/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the location of the site in a Z2 zoned residential conservation area it is considered that the proposed development and the development proposed to be retained, by reason of its nature and the commercial intensification of the premises, would not protect the residential character of the area and would negatively impact on neighbouring residential amenity, by reason of its potential to generate large crowds and significant additional volumes of traffic on a relatively constrained residential street which would unacceptably obstruct road users and create unacceptable local traffic congestion and parking issues. This is contrary to the zoning objective for the area, contrary to policy BHA9 and Section 14.7.2 of the Dublin City Development Plan 2022-2028. The proposed development and

development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

#### **Note**

In relation to the concerns raised about legal interest, the Board noted the provisions of Section 34(13) of the Planning and Development Act, as amended which provides that 'Where a person shall not be entitled solely by reason of a permission under this section to carry out any development'.