

An
Coimisiún
Pleanála

Direction
CD-020511-25
ABP-321007-24

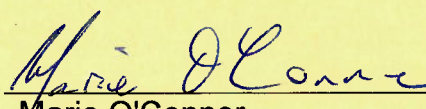
The submissions on this file and the Inspector's report were considered at a meeting held on 20/08/2025.

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

Planning

Commissioner:

Date: 20/08/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the basement proposed at application stage and as revised on appeal; to the location of the site which is within the Zones of Archaeological Interest of a number of sites on the Record of Monuments and Places including RMP DU018-020 'Historic City'; and to the lack of a Basement Impact Assessment submitted as part of the application or appeal; it is considered that the proposed development would be contrary to Section 15.15.1.4 'Basements' and Policy BHA26 of the Dublin City Development Plan which seeks to protect archaeological material in situ including through the omission of basements except in exceptional circumstances. Accordingly, the proposed development is considered contrary to the

Development Plan and to the proper planning and sustainable development of the area.