

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020110-25**  
**ABP-321430-24**

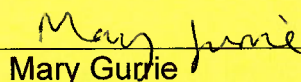
The submissions on this file and the Inspector's report were considered at a meeting held on 02/07/2025.

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

### **Planning**

**Commissioner:**

**Date:** 02/07/2025

  
Mary Gurrie

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to Z1 zoning objective of the area, the provisions of the Dublin City Development Plan 2022-2028, and the design, height and scale of the proposed development, it is considered that the proposed development would have an overbearing and visually dominant effect on adjoining sites and would seriously injure the residential amenities of the area. Furthermore, the proposed development, including the Dutch Billy elevation which has potential to appear as pastiche, would fail to integrate with the streetscape along this stretch of Cork Street and, as a result, would have an adverse impact on the character of the area. The proposed development would thus be contrary to



Section 15.5.3 of the Dublin City Development Plan 2022-2028 which seeks to ensure that alterations and extensions will be sensitively designed and detailed to respect the character of the existing building, its context and the amenity of adjoining occupiers. The proposed development would, therefore, of itself and by the precedent it would set, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed inclusion of two-short-term letting accommodation units, it is considered that the proposed development would be contrary to Section 15.14.3 of the Dublin City Development Plan 2022-2028 which states that there is a presumption against the provision of dedicated short term tourist rental accommodation in the city due to the impact on the availability of housing stock. The proposed development, if permitted, of itself and by the precedent it would set for similar type development would be contrary to the provisions of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that, by reason of its inadequate internal floor area and storage provision for the proposed two-bedroom apartment, and the quality and quantum of community open space, the proposed development would conflict with Section 15.9 of the Dublin City Development Plan 2022-2028, and with the minimum standards recommended in the Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities published by the Department of Housing, Local Government and Heritage in 2023, would provide a low level of residential amenity for future occupants and would constitute excessive development on this restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.