



An
Coimisiún
Pleanála

Direction
CD-019993-25
ABP-321944-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/06/2025.

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

Planning

Commissioner:

Date: 20/06/2025


Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the guiding principles of the Strategic Development Regeneration (SFRA) Area 9 – Emmet Road designation, the Sustainable Residential Neighbourhoods Z1 zoning, the policies of the Dublin City Development Plan 2022-2025, it is considered that the development as proposed by reason of its height, form, layout, siting, proximity to boundaries and abrupt transition in scale with adjoining properties, would constitute overdevelopment of this limited backland site, would seriously injure the amenities of the area and of property in the vicinity through significant overbearing and overlooking impacts on the existing houses on Galtymore Road to the south and on the adjoining SDRA 9 lands to the north and

overbearing impacts on the Z9 'Amenity/Open Space/Green Network' lands to the east. The development as proposed would be visually obtrusive and would result in substandard residential amenity for its future occupants with poorly located communal open space in terms of remoteness, lack of visibility and diminishment due to overshadowing in conjunction with poor orientation for the private open space provision for the majority of the proposed units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the quantum of residential units proposed and the location of the site which is served by a substandard entrance (3.87m width) and accessed via a narrow 15m long laneway, the poor quality site layout for vehicles, pedestrians and cyclists, the provision of one car parking space (with proposed multiple functions as a disabled parking space, car share and drop off), the sterilisation of future potential access and permeability between this site and the SFRA site / Davitt Road to the north as outlined in the SDRA 9 guiding principles map and in the absence of proposals to address the lack of car parking, the proposed development would be detrimental to the residential amenities, public roads and footpaths of the area due to the likelihood of overspill car parking on the surrounding streets and would be contrary to Appendix 5, Section 4 of the Dublin City Development Plan 2022-2028 and the Z1 land – use zoning of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.