



An
Coimisiún
Pleanála

Direction
CD-020079-25
ABP-321964-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/06/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 26/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the proposed development, by reason of its architectural design response, including building form and mansard roof form, would create an insensitive imbalance within the streetscape, failing to relate to or integrate with the existing character of the area. The development would appear visually incongruous and would have a negative visual impact on the character of the area. The development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to Z1 zoning objective, the design and layout of the development, it is considered that the proposal would result a substandard residential amenity

for future occupants particularly the ground floor and attic level units and is contrary to the development standards as set out in the Dublin City Development Plan 2022-2028 and the Ministerial Guidelines Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHLGH, July 2023. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In arriving at its decision, the Commission was satisfied that notwithstanding its findings on design, the proposed density and building height were otherwise appropriate, taking into account the height and density proposed, the prevailing and emerging pattern of development in the area and the infill nature of the site. The Commission was accordingly satisfied that the proposed development would not constitute overdevelopment or be injurious to adjoining residential amenities. In this regard, the Commission did not share those elements of the inspector's recommended reasons for refusal.