

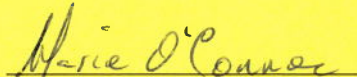
An
Coimisiún
Pleanála

Direction
CD-020027-25
ABP-322095-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/06/2025.

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

Planning Commissioner:


Marie O'Connor

Date: 25/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the information on file the Commission consider that the information submitted by the applicant in the application to the planning authority and in the appeal to An Coimisiún Pleanála omits substantial information regarding the layout of the ground floor of the structure and roof features. The structure to be retained has the appearance of a residential unit including two additional access doors through the laneway and the Commission consider that the information on file concerning the use of the structure is substantially incorrect. It is considered that the development proposed to be retained would contravene requirements set out in Part 4 of the Planning and Development Regulations 2001. Accordingly, it would be inappropriate for the

Commission to consider granting permission for the development proposed to be retained in these circumstances.

2. In the absence of detailed drainage drawings, it is considered that, there is unacceptable uncertainty as to whether a satisfactory drainage system can be provided in accordance with the Greater Dublin Regional Code of Practice. Having regard to Policy S14 (Drainage Infrastructure Design Standards) of the Dublin City Development Plan 2022-2028, it is considered that, there is a real risk that the development would be prejudicial to the proper operation of the city's drainage network. A grant of permission would, therefore, set an inappropriate precedent for other similar development and would be contrary to the proper planning and sustainable development of the area.