An Coimisiún Pleanála

Direction
CD-022532-26
ABP-322160-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/10/2026. The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Prior to assessing and deciding the full case, the Commission considered and agreed with the written recommendation of the Inspector that sufficient information was on file to assess the appeal and that no oral hearing was warranted.

Planning Commissioner: Mick Long **Date:** 07/10/2026

Mick Long

DRAFT WORDING FOR ORDER

Reasons and Considerations

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

1. Objective CUO25 of the Dublin City Development Plan 2022 – 2028 requires that large-scale developments over 10,000 square metres must provide, at a minimum, 5 percent of floor area for community, arts and culture spaces as part of the development. The proposed development does not provide for any

such floor area, even though it exceeds 10,000 square metres. The proposed development would, therefore, materially contravene Objective CUO25 of the Dublin City Development Plan 2022 – 2028 and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design and layout of the proposed development, it is considered that, the inadequate level of residential amenity for 61 units due to the non-provision of private open space, that the proposed development would fail to meet the requirements of Policy QHSN36 of the Dublin City Development Plan 2022-2028 and the requirements of the Planning Design Standards for Apartments: Guidelines for Planning Authorities 2020, as issued by the Department of Housing, Local Government and Heritage. The proposed development would seriously injure the amenities of future residents and would be contrary to the proper planning and sustainable development of the area.

Note:

- The Commission considered the environmental impact assessment report, the documentation submitted by the applicant and submissions made in the course of the application and agreed with the overall environment impact assessment of the Inspector in the examination of the information contained.
- The Commission noted it is precluded from seeking further information and recirculating same to relevant parties on a Strategic Housing Development application. The Commission considered addressing the requirement to provide for community, arts and culture spaces as part of the development under Objective CUO25 of the Dublin City Development Plan 2022 – 2028 by way of a limited agenda oral hearing in line with section 18 of the Planning & Development (Housing) Residential Tenancies Act, 2016 (as amended), however, given the substantive reasons for refusal did not exercise that option.