



An
Coimisiún
Pleanála

Direction
CD-020394-25
ABP-322291-25

The submissions on this file and the Inspector's report were considered at a meeting held on 31/07/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 31/07/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown Development Plan 2022-28 including, amongst other things, the residential zoning objective, it is considered that the amendments as proposed would constitute a substandard form of residential amenity for future occupants arising from poor and restricted aspect in the lower ground floor units. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, An Coimisiún fully concurred with the Inspector's assessment regarding the residential

amenity of the proposed lower ground floor apartments and shared the Inspector's conclusion that apartments at this level in this location would not provide an appropriate level of residential amenity. However, An Coimisiún further considered that their omission by condition would have consequential implications for the layout of the ground, first and second floors, and that the extent of such revisions could not therefore reasonably be dealt by way of a planning condition.