

An
Coimisiún
Pleanála

Direction
CD-020384-25
ABP-322362-25


The submissions on this file and the Inspector's report were considered at a meeting held on 30/07/2025.

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

Planning

Commissioner:

Date: 31/07/2025


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to its height, proportion, scale and massing, the proposed design and materials of the two-storey structure are insensitive to the special architectural character of the Protected Structure. The proposed development would therefore cause serious injury to the special architectural character of the Protected Structure, its curtilage and setting within wider Zone Z2 - Residential Neighbourhood (Conservation Area). The design approach does not meet provisions for the form and layout for development within the curtilage of a protected structure, as set out within Policies BHA2 and BHA9 of the Dublin City Development Plan 2022-2028. The proposed development would seriously injure the residential and visual amenities of the area and would, by itself and by the precedent established for such development, be contrary to the policies and objectives of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the Inspector's second reason for refusal, the proposed vehicular entrance creating a traffic hazard. Having regard to the fact that the existing entrance serves the existing residences and that this proposal does not include an additional house the Commission considered that, if it was not for the substantive reason for refusal, the Commission may have considered requesting further information regarding the design and layout of the vehicular entrance.