

An
Coimisiún
Pleanála

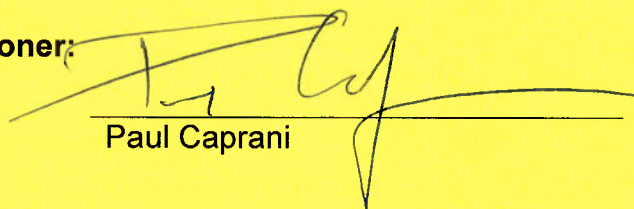
Direction
CD-020414-25
ABP-322410-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/08/2025.

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

Planning

Commissioner:


Paul Caprani

Date: 05/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the sensitive setting of the site, and to the planning history and pattern of development on the wider site, it is considered that the proposed development, by reason of its location within the curtilage of Molyneux Home (RPS Ref 4348) and the Romanian Orthodox Church (Christ Church) (RPS Ref 4347), would seriously detract from the architectural character and setting of the protected structures and their curtilage, and the wider Z2 Conservation Area. The proposed development would, therefore, be contrary to Policy BHA2 and BHA9 of the Dublin City Development Plan 2022-2028, and Section 13.5 of Architectural Heritage Protection Guidelines for Planning Authorities (2011) and would set an undesirable

precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.