

An
Coimisiún
Pleanála

Direction
CD-020609-25
ABP-322450-25

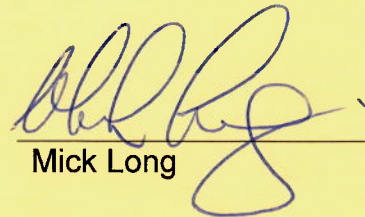
The submissions on this file and the Inspector's report were considered at a meeting held on 08/09/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2

Planning

Commissioner:


Mick Long

Date: 08/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the specific context of the subject site's easily accessible outer suburban location, wide street width and its proximity to public transport corridors and existing urban infrastructure the site has capacity to absorb the proposed intensification of development and density. Taking into account the site's position mid-urban block, the proposed development would not adversely impact on the overall composition of the street and it is considered that a lower range of five floors with a setback fifth floor will mitigate against an abrupt transition to the lower scaled neighbouring residential area.