



An
Coimisiún
Pleanála

Direction
CD-020755-25
ABP-322636-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/09/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 23/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the scale, massing and design of the proposed development, the proximity of the proposed building to private amenity space serving the immediate adjoining properties, its location on this prominent corner site opposite Harold's Cross Park, a public park, and in close proximity to historic buildings and protected structures, it is considered that, by reason of overbearing and overlooking and its design presentation, the proposed development would seriously injure the residential and visual amenities of the area and fail to integrate successfully with the streetscape. The proposed development would be contrary to SPPR 3 of the Urban Development and Building Height Guidelines (2018), would be contrary to Table 3.2 and Section

3.4 of the Sustainable Residential Development and Compact Settlements Guidelines (2024), would contravene Appendix 3 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of the proposed demolition without sufficient justification of existing extant structures which, although not protected, make a positive contribution to the character, appearance and quality of local streetscapes, and the replacement with new build structures, the proposed development would seriously detract from the existing character of the area and would be contrary to the provisions of Policy BHA6 of the Dublin City Development Plan 2022-2028. Furthermore, it is considered that the proposed development would fail to conserve or enhance the special architectural character of the traditional urban village of Harold's Cross. The proposed development would seriously injure the visual and residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.