

An
Coimisiún
Pleanála

Direction
CD-020655-25
ABP-322677-25

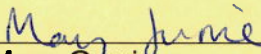
The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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

Planning

Commissioner:

Date: 22/09/2025


Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the design, proposed materials and scale of the proposed development adjoining a protected structure, and its location in an area zoned Z2 Residential Conservation Area under the Dublin City Development Plan 2022-2028, it is considered that the proposed development would be visually incongruous and would detract from and injure the special architectural character and setting of the Protected Structure, the adjoining terrace of protected structures and the Conservation Area. The proposed development would be contrary to Policies BHA2 Development of Protected Structures and BHA9 Conservation Areas of the Dublin City Development Plan 2022-2028 and would set an undesirable precedent for similar development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the quality of the proposed private open space for the proposed two-bedroomed house and the shortfall of private open space contrary to the standards set out in SPPR2 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities', Department of Housing, Local Government and Heritage (2024), the proposal would be seriously injurious to the residential amenities of future occupants and to the proper planning and sustainable development of the area.