

An
Coimisiún
Pleanála

Direction
CD-020370-25
ABP-322679-25

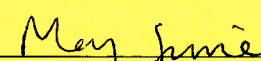
The submissions on this file and the Inspector's report were considered at a meeting held on 29/07/2025.

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(a)

Planning

Commissioner:


Mary Gurrle

Date: 30/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the limited separation distances being provided from the proposed apartment block to the western boundary of the site and the significant deviation in height from the established character of the surrounding area proposed at this juncture of the site to Reuben Street, it is consider that the proposed development

would be overbearing on adjoining properties on Reuben Street and would seriously injure the residential amenities accordingly and would, therefore, not be in accordance with the proper planning and sustainable development of the area. The attachment of Condition Number 2(a) is therefore warranted.