

An
Coimisiún
Pleanála

Direction
CD-020839-25
ABP-322735-25

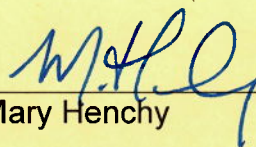
The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025.

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

Planning

Commissioner:

Date: 01/10/2025


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale and massing of the proposed development and its proximity to a protected structure and a designated conservation area, it is considered that the proposed development would be overbearing on the protected structure, and would seriously injure the special architectural character, setting, significance, and legibility of the area. Furthermore, it is considered that the proposed development would be incongruous with the established streetscape of Baggot Street Lower and would be visually detrimental to the adjoining protected conservation area. The proposed development would be contrary to the Dublin City Council Height Strategy (Appendix 3) and policy BHA2 (a) and (d) in so far as the proposed development detracts from the setting of adjoining protected structures,

and would be contrary to Policy BHA9 of the Dublin City Development Plan, which relates to development within or affecting a Conservation Area, and would, therefore, be contrary to the proper planning and sustainable development of the area.