



An
Coimisiún
Pleanála

Direction
CD-020977-25
ABP-322771-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/10/2025.

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:

Amend Condition 2 by deleting part 2(a) requiring the omission of the top floor of the building so that it reads as follows:

2. Prior to commencement of development, the developer shall submit the following details for the written agreement of the planning authority:

- (a) The plant on Juliet balcony arrangement shall be omitted from the front elevation facing onto Fitton Street.
- (b) The openings to the Fitton Street elevation shall be consistent and extended to floor level to provide better vertical proportioning.
- (c) The dark rendered banding between openings shall be omitted in favour of an overall continuous render finish.
- (d) The white render shall be changed throughout the building to a grey colour more consistent with the limestone detailing in the adjacent church so as to better reflect the tone of the natural materials of nearby historic buildings.
- (e) Fenestration to the western elevation of the Fitton Street facing block shall follow the same arrangement whereby the openings are of the same dimensions

and horizontal alignment, with the dark render banding omitted, for a more consistent and reserved architectural expression.

(f) The dark cladding indicated as 'dark grey render finish' on some drawings shall be a dark zinc cladding.

(g) Full details of all external materials and finishes for the proposed development shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of visual amenity.

Planning

Commissioner:

Mary Gurrie
Mary Gurrie

Date: 16/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the height of the proposed development (five-storey), as set out in the planning application, would not have a significant impact on the visual amenities of the South Channel Architectural Conservation Area outside of the immediate views from Fitton Street East/Fr. Mathew Street and Keefe Street. Given the wider regeneration and activation that would be achieved through the redevelopment of the site, it is considered that any visual impact arising from the five-storey proposal would be moderate, would not adversely affect any locally important views or have any adverse effect on the character of the Architectural Conservation Area, and would not be out of keeping with the surrounding area. It is considered that condition number 2 of the planning authority's decision should, therefore, be amended to remove the requirement for the omission of the proposed fifth storey