

An
Coimisiún
Pleanála

Direction
CD-020914-25
ABP-322780-25

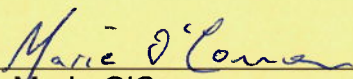
The submissions on this file and the Inspector's report were considered at a meeting held on 08/10/2025.

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

Planning

Commissioner:

Date: 09/10/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, as varied, and to the location of the proposed development on lands zoned Z5, where the land use zoning objective seeks 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity', and along Gardiner Street Lower, which contributes positively to the setting and special interest of the surrounding Conservation Area, the Commission considered that, given the lack of a coherent approach, the proposed development, by itself and in conjunction with other existing telecommunication infrastructure on the same site, would result in a proliferation of rooftop structures in an incongruous way and would seriously injure visual amenity generally and the

Conservation Area specifically. The proposed development would, therefore, be contrary to policy BHA9 which requires all development within or affecting a Conservation Area to contribute positively to its character and distinctiveness. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.