

An
Coimisiún
Pleanála

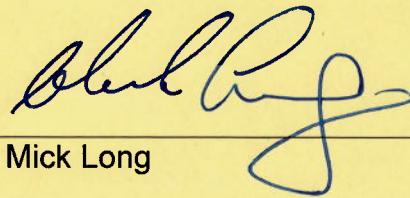
Direction
CD-020997-25
ACP-322966-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/10/2025.

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

Planning

Commissioner:


Mick Long

Date: 17/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development, providing for the demolition and removal of existing buildings at Number 23-25 Old Kilmainham, without any proposal for a wider brownfield redevelopment for residential use, would have a significant and negative impact on the architectural character of Kilmainham, resulting in the loss of valued historic buildings. In the absence of demonstrated justification for removal of the structures, the proposal would contravene Policy BHA 6 (Buildings on Historic Maps) and Policy BHA 11 (Rehabilitation and Reuse of Existing Older Buildings) of the Dublin City Development Plan 2022-2028 and would fail to contribute positively to the streetscape and public realm providing for discordant and piecemeal development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.