



An
Coimisiún
Pleanála

Direction
CD-021308-25
ACP-323164-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/11/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 17/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Zoning Objective Z1 which seeks 'to protect, provide and improve residential amenities' and to the criteria set out in section 15.5.2 Infill Development and section 15.13.3: Infill/Side Garden Housing Developments of the Dublin City Development Plan 2022-2028, it is considered that the proposed development, by virtue of its scale, architectural design response and relationship with 36A Chapelizod Hill Road, would result in an incongruous design response on a restructured site and would have an overbearing impact on the adjoining dwelling to an unacceptable degree. The proposed development would be seriously injurious to the residential amenity of number 36A and would therefore, be contrary to the proper planning and sustainable development of the area.

Note: Any future application should include, in addition to the normal planning drawings and documents, a topographical survey of the site, contextual elevations and a considered architectural design statement with computer-generated 3D images.