

An  
Coimisiún  
Pleanála

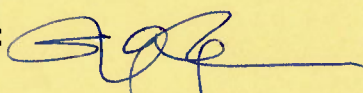
**Direction**  
**CD-021262-25**  
**ACP-323188-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 12/11/2025.

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

#### **Planning**

**Commissioner:**

  
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Emer Maughan

**Date:** 14/11/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the city centre zoning objective (Z5) for the site as set out in the Dublin City Development Plan 2022-28, the location of the development within the geographically defined "City Centre Retail Core" (Figure 7.2 of the Development Plan) and the overall policy framework provided by the Development Plan, including the primary status of Dublin City centre in the retail hierarchy, it is considered that the loss of retail floor space and the creation of office floor space is contrary to retail policy CCUV8 (promotes and facilitates competition and innovation) and retail policy CCUV28 (supports and promotes the development of retail service at all levels of the retail hierarchy) of the Dublin City Development Plan 2022-2028. The proposed development and the development proposed to be retained would, therefore, be contrary to the provisions of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.