

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021461-25**  
**ACP-323243-25**

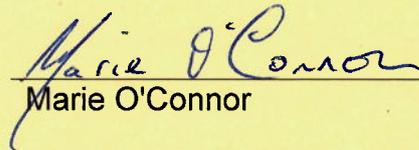
The submissions on this file and the Inspector's report were considered at a meeting held on 03/12/2025.

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

### **Planning**

**Commissioner:**

**Date:** 03/12/2025

  
Marie O'Connor

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The proposed development by reason of its height, scale, bulk and massing, would materially affect the setting and character of number 34 North Circular Road, which is included in the National Inventory of Architectural Heritage (NIAH) Register Number 50070137, and forms part of a terrace of dwellings which are of regional significance. The proposed development would, therefore, be contrary to the sites Z2 zoning objective which sets out to protect and/or improve the amenities of residential conservation areas and to the provisions of Policy BHA9 (Conservation Areas) of the Dublin City Council Development Plan 2022-2028, which sets out to protect the special interest and character of all

Dublin's Conservation Areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that inadequate consideration was given to the design approach and that the proposed development, by reason of its height, scale, massing and bulk and the limited separation distances to the rear elevation of number 34 North Circular Road, would constitute overdevelopment of the site and would result in an overbearing impact on number 34 North Circular Road. The proposed separation distances do not comply with SPPR1 (Specific Planning Policy Requirements) of the Sustainable and Compact Settlement Guidelines which require a minimum separation distance of 16 metres between opposing windows, serving habitable rooms at the rear of houses. In addition, the applicant has not adequately demonstrated that the proposed development and its associated areas of open space would have access to daylight and sunlight and would not overshadowing any adjacent areas of private amenity space. The proposed development would be seriously injurious to the residential amenities of existing and future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.