

An
Coimisiún
Pleanála

Direction
CD-021904-26
ACP-323769-25

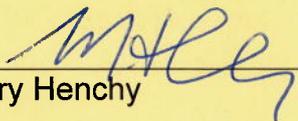
The submissions on this file and the Inspector's report were considered at a meeting held on 10/02/2026.

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

Planning

Commissioner:

Date: 10/02/2026



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to residential zoning of the site, the residential character of the area, the design and the policies and objectives contained in the Dublin City Development Plan 2022-2028, it is considered that the proposed development would give rise to significant harm to residential amenity, would be injurious to the visual amenity of the area and would not be in keeping with the residential character of the area. It would therefore conflict with the Z1 Sustainable Neighbourhood zoning objective, which seeks to protect, provide for, and improve residential amenity and would be contrary to Section 15.11.2 and Section 15.13.4 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.