

An
Coimisiún
Pleanála

Direction
CD-022257-26
ACP-324086-26

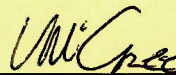
The submissions on this file and the Inspector's report were considered at a meeting held on 11/06/2026.

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

Planning

Commissioner:

Date: 16/06/2026



Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proximity of the site to a busy Luas stop, to the width of the adjoining public footpath and to the pattern of pedestrian movement at that location, it is considered that the scale of the proposed outdoor furniture items and the area covered by them would conflict with and compromise pedestrian movement across the footpath contrary to the provision of Policy CCUV32 (Outdoor Dining) and would be likely to negatively impact the mobility of differently abled people along the public corridor contrary to Policy SMT11 (Pedestrian Network) of the Dublin City Development Plan 2022 - 2028. To grant a licence for the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the protected status of the subject building, it is considered that the proliferation of street furniture at this location would have a detrimental effect on the special character of the Protected Structure (RPS 8780) and would, thereby, contravene Policy BHA2 (Development of Protected Structures) of the Dublin City Development Plan 2022 - 2028.