



An
Coimisiún
Pleanála

Commission Direction
CD-000118
PL-500064-DN

The submissions on this file and the Inspector's report were considered at a meeting held on 16 February 2026.

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

Planning Commissioner:

Emer Maughan

Date:

16th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to residential zoning of the site, the residential character of the area, the design and positioning of the proposed development beyond the building line and the policies and objectives contained in the Dublin City Development Plan 2022-2028, it is considered that the proposed development would have an

incongruous appearance from the public road, 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 be contrary to Sections 15.5.2 and 15.13.3 of the Dublin City Development Plan 2022-2028 and would not be in accordance with the proper planning and sustainable development of the area