



An
Coimisiún
Pleanála

Commission Direction
CD-000150
PL-500117-DS

The submissions on this file and the Inspector's report were considered at a meeting held on 20 February 2026.

The Commission decided (on a majority 2:1 vote) to refuse permission for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

20th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the site's location along the permitted BusConnects Liffey Valley to City Centre Core Bus Corridor, the constraints of the surrounding road network, the scale and density of the proposed development, and the inadequacy of the servicing and delivery arrangements, it is considered that the proposal would lead to informal

set-down activity on a heavily trafficked road. The proposed development would therefore conflict with 2.4 of Appendix 5 of the Dublin City Development Plan 2022-2028, which seeks to provide service areas within the curtilage of the site. The proposal would adversely affect the amenity of the area and pose a significant risk to public safety by reason of a traffic hazard and obstructing pedestrians, cyclists, bus services and other road users. Accordingly, the development would be contrary to the proper planning and sustainable development of the area.

While the Commission disagreed with the inspector's recommendation to grant permission, it accepted the inspector's view that principle of site's suitability for redevelopment and is supported by policies that facilitate higher densities on infill/brownfield development sites within the existing urban footprint. However, the Commission found that the issues relating to servicing and deliveries remain unresolved and differed with the inspector in this regard. The appellant's original proposed servicing arrangement via Myra Close to the east would have an unacceptable impact on the residential amenity of these houses. The appellants' alternative proposal for a set down zone on Emmet Road, submitted at Further Information stage, would conflict with the approved Liffey Valley BusConnects scheme and relates to lands outside of the applicant's control. It would not, therefore, provide a realistic solution for the servicing of the development.

Note: Any future application should address Section 15.7.1 (Re-use of Existing Buildings) of Chapter 15 of the Dublin City Development Plan 2022-2028 and include a demolition justification report, if demolition is proposed.