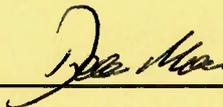




The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

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

Planning Commissioner:



Declan Moore

Date:

11th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the varying roof profiles and the lack of cohesion in the design of the front elevation would result in a building with an incongruous visual appearance in this prominent location, would be out of character with the existing building and other properties in the vicinity, and the overall streetscape

in the area, would seriously injure the visual amenities of the area, would be contrary to Section 12.3.7.1 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.