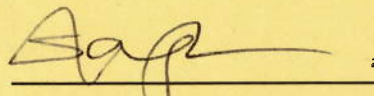


The submissions on this file and the Inspector's report were considered at a meeting held on 17 April 2026.

The Commission decided to refuse permission, in a 2:1 majority decision, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Emer Maughan

Date:

21st day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site is located within a City - Urban Neighbourhoods as defined by the Compact Settlement Guidelines, where a target density range of 50 dph (dwellings per hectare) to 250 dph applies. Within this range (due to the location of the site

in an inner urban area, directly on a bus corridor and permitted Bus Connects route, and within walking distance of high frequency light rail) densities at or above the mid-density range are to be encouraged. The proposed development has a density of 51 dph. Given the location of the site outside of any ACA or Z2 Conservation Area, removed from nearest Protected Structures, and given the corner nature of the site, surrounding roads infrastructure and relationship with adjacent dwellings to southeast and southwest, it is considered that the site is not so constrained to justify the low density proposed within the application. The proposed development therefore represents insufficient residential density and inefficient use of land, which would be contrary to national policy objectives to achieve sustainable urban development and compact growth, and contrary to the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 and to the Dublin City Development Plan 2022-2028.