

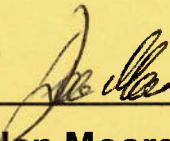
An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000443**  
**PL-500509-DS-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 21 April 2026.

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

**Planning Commissioner:**



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**Declan Moore**

**Date:**

**24<sup>th</sup> day of April 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the Dublin City Development Plan 2022-2028 as varied and to the Minimum Floor Areas and Standards contained within the Planning and Design Standards for Apartments (2025) the Commission noted that the proposed ground floor studio apartment(s) do not achieve the minimum standard for private open space (1.5 metre depths), living/dining room widths (4.0 metres), bedroom

widths (4.0 metres), the courtyard does not provide the required minimum 26 m<sup>2</sup> of useable communal space and, in the absence of elevation details and boundary treatments for the setbacks proposed at ground floor level, the Commission was unable to assess the visual presentation to the adjoining roads or the useability of the resulting open space. The Commission was not satisfied that the cumulative impact of these matters would not result in a substandard residential amenity for future occupants, particularly for those at ground floor level.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed that while each individual 'failure' to achieve a minimum standard could generally be accommodated (if marginal), the number and cumulative impact of the 'failures' could not be, nor could they be mitigated by condition(s).