



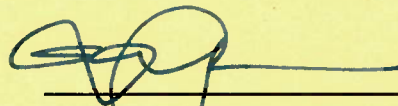
An
Coimisiún
Pleanála

Commission Direction
CD-000700
PL-500525-DS-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11 June 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:

12th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development proposed to be retained provides for an ad-hoc, uncoordinated and visually disharmonious extension to facilitate service provision to an existing guest house/hostel. The two-storey structure, comprising both open and enclosed storage at ground level with external water tanks and a boiler house at first

floor, is located to the north of and adjacent to Number 9 Camden Buildings, a property which is not demonstrated to be directly related to the commercial guest house/hostel enterprise. Given its design, appearance and finishing materials, its relationship to adjoining structures and separation from the host property it is intended to serve, the development proposed to be retained constitutes piecemeal and uncoordinated development, contributing poorly to the surrounding environment. Notwithstanding the temporary duration of permission sought, the development proposed to be retained would negatively impact on the character and visual amenities of the properties in Camden Villas, which make a positive contribution to the historic built environment of the city as an enclosed late Victorian era courtyard, despite the lack of a formal conservation designation. The development proposed to be retained would seriously injure the amenities of the area and would, therefore, be contrary to proper planning and sustainable development.