

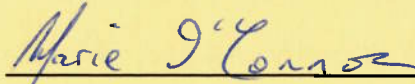
An
Coimisiún
Pleanála

Commission Direction
CD-000974
PL-500535-DN-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23 July 2026.

The Commission decided to refuse permission generally in accordance Inspector and for the following reasons and considerations.

Planning Commissioner:


Marie O'Connor

Date:

28th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The appeal site is located in Dublin's North East Inner City Strategic Development Regeneration Area (SDRA) 10 of the Dublin City Development Plan 2022-2028 and within Opportunity Site 13 with a portion of the appeal site located on the existing Aldborough Place Mixed Use Games Area (MUGA). The Commission

considered that the form, massing and height of the proposed development results in a high quality and coherent urban scheme with high quality public and communal open space which would redevelop backland, infill and brownfield land in the area and support consolidation of the urban area.

However, it is considered that the removal of the Mixed Use Games Area (MUGA) to facilitate the proposed development would materially contravene Policy GI49 of the development plan, which seeks to protect existing and established sport and recreation facilities, including pitches, unless there is clear evidence that there is no long term need for the facility. In accordance with the criteria set out in Policy GI49 (Protection of Sport and Recreational Facilities), the Commission were not satisfied that the applicant had adequately demonstrated that there is no long term need for this Mixed Use Games Area (MUGA) or that the existing facility would be replaced by equivalent or better provision in terms of quantity or quality in an accessible and suitable location as part of this application.

Therefore, the loss of an existing Mixed Use Games Area (MUGA) within an area of the city which has an identified deficit in public open space would be contrary to the proper planning and sustainable development of the area.

Note:

The Commission agreed with the Inspector that the applicant has not adequately demonstrated that the proposed Community and Art Space complies with Objective CUO25 (a minimum for 5% community, arts and culture spaces) and furthermore that the lack of passive overlooking of the external walkways that provide access to the upper levels of the duplex units and the proximity of these walkways to bedrooms results in a substandard design approach and although

ordinarily these matters might warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.