



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000541**  
**PL-500632-DS-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 08 May 2026.

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

**Planning Commissioner:**

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**Declán Moore**

**Date:**

**12<sup>th</sup> day of May 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the Dublin City Development Plan 2022-2028, the proposed substantial reduction in a community and cultural space required as part of a permitted residential development to display and interpret an historic mill

race for public benefit would contravene the terms and conditions of the parent permission (Register Reference 0992/96, appeal reference PL 29S.101952) including Condition numbers 8 and 15(b) and would be contrary to Policy BHA 26 and Objective BHAO 19 of the development plan regarding the preservation of archaeological remains. The proposed development would therefore erode, and would be detrimental to, the amenities of the existing residential development at Bellevue, would set an undesirable precedent for similar development in the future and would, therefore, be contrary to the proper planning and sustainable development of the area.

### Note

The Commission agreed with many other concerns/findings in the Inspector's report, but given the substantial reason for refusal (above) decided to note them, rather than pursue them, matters such as:

- no explanation as to why the parent permission condition regarding the display of materials had not been implemented;
- the location of the salvaged archaeological materials, which should have featured in the cultural space, remains unknown;
- what would be featured in the proposed reduced space and how;
- no expert archaeologist impact assessment or flood risk assessment in support of the proposal;
- the absence of a structural engineers report for the proposed ground floor and the mill pit below;
- no detail about the management of the proposed cultural space, mill pit or proposed apartments, or access arrangements to the first floor apartments;

legal interest to provide the car and bicycle parking being  
proposed