



An
Coimisiún
Pleanála

Commission Direction
CD-000527
PL-500769-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 April 2026.

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

Planning Commissioner:

Tom Rabbette

Date:

6th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential conservation zoning objective (Z2) and the Dublin City Development Plan 2022-2028 requirement for an indicative site coverage of 45-50% within a conservation zone, the established pattern of development in the area characterised by streetscapes of period houses on linear plots with front and rear curtilage and notwithstanding the central location of the site proximate

to the urban core, it is considered that the proposal, which is of some design merit, would, nonetheless, result in overdevelopment of a constrained site located within a residential conservation area, given a site coverage of 74%, would provide a substandard quantity and quality of private open space inconsistent with Section 5.11.3 (Private Open Space) of the Dublin City Development Plan 2022-2028 and would result in substandard residential development for future occupiers inconsistent with the guidance criteria provided in Section 15.5.2 (Infill Development) of the Dublin City Development Plan 2022-2028. The proposal would, therefore, be inconsistent with the policy framework for infill development of the Dublin City Development Plan 2022-2028 and with the proper planning and sustainable development of the area.