

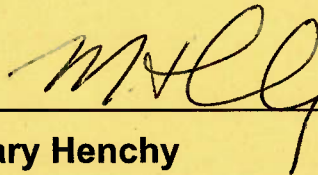
An
Coimisiún
Pleanála

Commission Direction
CD-000622
PL-500774-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 May 2026.

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

Planning Commissioner:



Mary Henchy

Date:

4th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, layout, floor area and configuration of the development and its proposed private open space, it is considered that the proposed development would fail to provide an adequate quality usable private

open space for the occupants of the proposed dwellings and, as such, would be contrary to SPPR 2 of the “Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities” prepared by the Department of Housing, Local Government and Heritage which requires that proposals for new houses provide a high standard of external amenity space in one or more usable areas as well as sections 15.13.4 and 15.13.5 of the Dublin City Development Plan 2022 - 2028. The proposed development would, therefore, seriously injure the residential amenity of the area, would constitute overdevelopment of the site and would be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the Inspectors concerns with regard to the substandard nature and limited capacity of the lane to accommodate vehicular traffic including emergency and service access. The Commission may have considered requesting further information from the applicant with regard to; these issues and also, with regard to coordinated traffic management on the mews lane, (including but not limited to clarity with regard to any potential for access to the mews lane way from point B as identified on the drawing showing the applicants Right of Way, submitted to the Planning Authority at FI stage) but, due to the substantive reason for refusal decided not to do so. These are matters that the applicant is recommended to address in any future application.