



An
Coimisiún
Pleanála

Commission Direction
CD-000897
PL-501000-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 July 2026.

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

Planning Commissioner:



Liam McGree

Date:

16th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Notwithstanding that the proposed use might be open for consideration in areas zoned Z1 Sustainable Residential Neighbourhoods, with the objective 'To protect, provide and improve residential amenities', in the Dublin City

Development Plan 2022-2028, having regard to the location of the subject site in the rear garden of a residential property, adjacent to other third party residential properties, it is considered that the proposed commercial use of the subject property would negatively impact the residential amenity of the subject site and of adjacent residential properties as a result of noise and general disturbance, would set a undesirable precedent for other non-residential uses to the rear of residential properties in the area, would be contrary to the Z1 zoning objective for the area which aims 'To protect, provide and improve residential amenities' and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The applicant has failed to demonstrate that the proposed development can be adequately serviced from the adjacent public road network. The proposed development would give rise to haphazard servicing activity and refuse collection thereby causing obstruction to pedestrians/cyclists and other road users both within the adjoining towpath public park and adjacent road network and would be likely to give rise to commercial activity on a residential street thereby negatively impacting residential amenity. The proposal is therefore considered contrary to Policy SMT18 (Pedestrian Environment) and Appendix 5, Section 2.4 (Service Delivery and Access Strategy) of the Dublin City Development Plan 2022-2028, would be likely to set an undesirable precedent for similar locations within the local area and wider city and would be contrary to the proper planning and sustainable development of the area.