



An
Coimisiún
Pleanála

Commission Direction
CD-000868
PL-501001-DS-26

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

13th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the restricted nature of the site and its location within the curtilage of a protected structure, the proposed development would fail to achieve satisfactory internal space standards, private amenity open space standards and

separation distances between residential properties and would result in poor quality residential amenity for its future occupiers. Furthermore, the development will result in substantial loss of/reduction of private amenity space, overshadowing and overlooking impacts for the protected structure which is proposed to be retained as a multiple occupancy building. The development would not satisfy the required separation distance set under Specific Planning Policy Requirement 1 of 'Sustainable Residential Development and Compact Settlements Guidelines', 2024 and is contrary to the standards for Backland Housing as set down at Section 15.13.4 of the Dublin City Development Plan 2022-28. Notwithstanding some of the proposed improvements to the original built fabric of the protected structure, the Commission concluded that the overall development would be contrary to the provisions of Policy BHA2 (Development of Protected Structures) of the Dublin City Development Plan 2022-28, as the proposed development would adversely impact the curtilage and the special character of the protected structure as a result of overdevelopment of the private amenity open space to the rear of that structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.