



An
Coimisiún
Pleanála

Commission Direction
CD-000762
PL-501023-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

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

Planning Commissioner:

Stephen Bohan

Date:

19th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the proposed works and to the status of the subject property as a protected structure, and to the policies and objectives of the Dublin City Development Plan 2022-2028, the proposed development would constitute an inappropriate form of development that would cause significant harm to the

character and setting of the protected structure, would negatively impact on the visual amenity and character of the area and would also be contrary to the Policy BHA2, Policy BHA9 and the Z2 zoning objectives for a Conservation Area. Furthermore, the Commission was not satisfied, on the basis of the information before it, that the proposed works would not seriously injure the residential amenity of the occupants of the basement flat by reason of reduced daylight. It would therefore be contrary to the proper planning and sustainable development of the area.