



An
Coimisiún
Pleanála

Commission Direction
CD-000926
PL-501123-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20 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:

21st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that given the scale, design and method of construction of the development for which retention planning permission is sought, the proximity of the development to established residential properties, the intended hours of use

of the subject premises and recorded noise levels in the vicinity of the premises/ structure, that the proposed development would give rise to an unacceptable level of noise disturbance for residential properties in the vicinity. It is considered that the applicant has not adequately demonstrated that the development for retention will not be detrimental to residential amenity, environmental quality or the established character of the area and would, therefore, be contrary to the requirements of section 15.14.12 (Night Clubs/Licensed Premises/Casinos/Private members Clubs) of the Dublin City Development Plan. It is further considered that the proposal would be likely to devalue property in the vicinity, would create an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area.