

An  
Coimisiún  
Pleanála

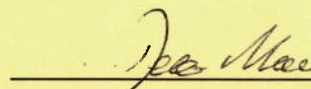
**Commission Direction**  
**CD-000933**  
**PL-501155-DN-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 2026.

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

**Planning Commissioner:**

  
\_\_\_\_\_  
**Declan Moore**

**Date:**

**21<sup>st</sup> day of July 2026**

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

The proposed development by reason of its position, height, massing and scale has not had due regard to the established character of the street in terms of building proportions, overall height, roof profile and materials and would be out of character with the established pattern of development in this established Z1 residential area. The proposed development harms the residential amenity of adjacent properties as the bulk, scale and mass of the building is dominant and overbearing, impacting adversely on the visual amenity of a back land site. It is not a high standard of urban design and architecture that would justify a relaxation of standards to promote densification and urban consolidation. The proposal is therefore contrary to Section 15.5.2 (Infill Development) and Section 15.13.4 (Backland Housing) of the Dublin City Development Plan 2022 – 2028 and would set an undesirable precedent for similar development in the area. The proposed development would be contrary to the proper planning and sustainable development of the area.