



An
Coimisiún
Pleanála

Commission Direction
CD-001047
PL-501171-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 11 August 2026.

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

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 13/08/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the scale, massing and design of the proposed development and in particular the lack of detailing on the building and the blank wall facades to the north and south elevations, its position forward of the building line of the neighbouring property, the site's prominent location on Harold's Cross Road, the

proximity to the Z2 Conservation Area including Leinster Road, the pattern of development in the area, and to the provisions of the Dublin City Development Plan 2022-2028 and specifically Section 15.4.2 Architectural Design Quality which requires, inter alia, the architectural quality of development to positively contribute to the urban design and streetscape, and to respond creatively to and respect and enhance its context, it is considered that the proposed development is not of sufficiently high architectural design, fails to respond positively to its receiving environment, and would be visually incongruous and unduly overbearing on the streetscape. The proposed development would be contrary to Section 15.4.2 Architectural Design Quality of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of the proposed development to the neighbouring properties, the location and proximity of a number of windows on the southern elevation to the adjoining residential properties particular to the private amenity space of number 240 Harolds Cross Road, and to the lack of robust mitigation being proposed, and to the large blank elevation on the rear return which would be visually overbearing on the Casimir Court residences, it is considered that the proposed development would give rise to issues of overbearance and overlooking, and would have a significant negative impact upon the current level of visual and residential amenity of surrounding properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.