



An
Coimisiún
Pleanála

Commission Direction
CD-001213
PL-501388-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 04th September 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:

Emer Maughan

Date:

15th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location and character of the Z4 zoned lands and surrounding area situated in the Thomas Street and Environs Architectural Conservation Area, together with the provisions of the Dublin City Development Plan 2022-2028 including inter alia policy BHA 7 which seeks to ensure that development within an Architectural Conservation Area positively contributes to

its character and respects the established scale massing and historic context, it is considered that the proposed development, resulting in a six storey building, would be inappropriate in terms of scale and massing, would be visually incongruous and would fail to contribute positively to the streetscape. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the specific characteristics of the proposed development and site including the nature of the restricted infill corner site, the adjacent traditional three storey row houses at 90 and 91 Francis Street, the pair of adjacent three storey row houses along Marks Alley and the extant permission for a five storey over basement with a set back sixth storey/ fifth floor (comprising roof access only). The Commission determined that the addition of a fifth floor / sixth storey set back would constitute an overbearing and excessive form of development when viewed in the context of its immediate neighbouring nineteenth century buildings. The Commission considered the vertical massing of the two storey setback above the parapet line of no. 90 and 91 Francis Street with an abrupt transition in scale from six storeys to three stories, particularly when viewed from the southern end of Francis Street, to be overbearing. The Commission also considered the upper floor transition in scale from six stories to three stories on Marks Alley to be incongruous, and determined that the parapet level would not read as the dominant street element, as the visual impact of the additional storey is not sufficiently moderated by the proposed change in material at the fifth and sixth storey levels. Furthermore the Commission considered that the two storey rooftop expression would not be subordinate to the building facades, and would therefore not be an appropriate contextual design response where the prevailing

heights on Francis Street are generally three to four stories. The Commission concluded that the proposed sixth storey setback would fail to contribute positively to the streetscape, would not protect or enhance the character and appearance of the area, would not be sympathetic to its context or appropriate in terms of scale, height or mass. The Commission determined that the proposed development does not accord with policy BHA7 of the CDP or Section 6.2.8 of the Thomas Street and Environs ACA and would not, therefore, be in accordance with the proper planning and sustainable development of the area.