



An
Coimisiún
Pleanála

Commission Direction
CD-001389
PL-501650-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 02 October 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:

8th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development would effectively result in the loss of the existing cottage at No. 265 South Circular Road, a building that is considered to be of heritage value and that contributes positively to the overall setting, character and streetscape of the residential conservation

area. The Commission is not satisfied that the loss of the cottage has been justified from a viability, heritage or sustainability perspective. The proposed development would, therefore, be contrary to Section 11.5.3 and Policies BHA9 and BHA10 of the Dublin City Development Plan 2022-2028 and, would, therefore, be contrary to the proper planning and sustainable development of the area. In relation to those elements of the proposed development the subject of the decision of the planning authority to grant permission, the Commission is not satisfied that the proposed floor plans, including access arrangements to the first floor level, would be workable along with the approved layouts for the original cottage under PA Refs. WEB2697/25 and WEB5820/25 or, consequent on the demolition of the rear extension, that the reduction in habitable accommodation could be justified in a residential conservation area where the primary objective is to secure and enhance residential use.