

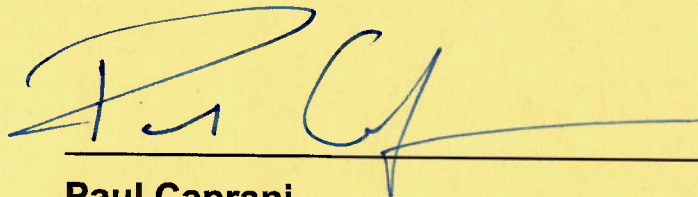
An
Coimisiún
Pleanála

Commission Direction
CD-001430
PL-501668-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 October 2026.

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

Planning Commissioner:



Paul Caprani

Date:

20th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the restricted nature of the site and its proposed subdivision from number 187 North Circular Road, insufficient information has been provided to establish the extent and quality of usable private open space, including outdoor

storage for bins and bicycles etc. that would remain available to the existing residential accommodation at number 187. The proposed development would, therefore, fail to provide an acceptable standard of residential amenity across the entire site and would therefore be contrary to the Z1 zoning objective and Section 15.13.3 of the Dublin City Development Plan 2022–2028, and to the requirement under SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines (2024) to demonstrate a high standard of amenity for residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.