



An
Coimisiún
Pleanála

Commission Direction
CD-001414
PL-501691-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 15 October 2026.

The Commission decided to make a split decision, to

1. grant permission, for the following reasons and considerations and subject to the following conditions, for the **demolition of the building on site**
- and
2. refuse temporary permission for a period of five years for the following reasons and considerations for the **provision of 72 car parking spaces**

Planning Commissioner:

Patricia Calleary.

Patricia Calleary

Date:

15th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

Having regard to the location of the site on lands zoned 'Z10 – Inner Suburban and Inner City Sustainable Mixed-Uses' and to the demolition report submitted with the application, it is considered that the proposed demolition of a deteriorated structure is justified and necessary and will provide a substantial improvement to the appearance of the site through its removal resulting in an improvement of the visual amenities of the area. The proposed demolition works element would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation not to permit the demolition element of the development, the Commission noted and agreed with the inspector that the demolition is reasonable but did not share the inspector's view that it would not be appropriate approach to allow for the demolition where there are no plans for future proposals. In this regard, the Commission was satisfied having regard the contents of the justification report, prepared by appropriate professionals, that it is reasonable in this instance to permit the demolition of a deteriorated structure which is justified and necessary and determined that its removal will provide a substantial improvement to the appearance of the site and furthermore, its removal would not impede any future redevelopment of the site.

Conditions

1. The demolition element of the development shall be carried out in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the

developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the site levels and ground surface finishes and boundary treatments shall be submitted to and agreed with the planning authority, prior to the commencement of the development.

Reason: In the interest of visual amenity and orderly development.

3. Insert RWMP condition

Reasons and Considerations (2)

The proposed provision of additional off-site car parking to serve medical/ other nearby uses at a highly accessible location within the city would give rise to increased commuting by private car. The development of a surface car park as proposed would, therefore, be considered contrary to policies and objectives of the Dublin City Development Plan, 2022-2028 which seek to discourage commuter parking and promote a modal shift to sustainable transport means, including Policies SMT1 and SMT26 and Objective SMT01 of Chapter 8.

Furthermore, it has not been demonstrated that the proposed development would comply with the required parking standards set out in Table 2 of appendix 5 of the development plan. The development would set an undesirable precedent for similar sites and uses in the city and would, therefore, be contrary to the proper planning and sustainable development of the area.