



An
Coimisiún
Pleanála

Commission Direction
CD-001327
PL-501761-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 24 September 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 2 and the reasons therefor and

Remove condition number 3 and the reasons therefor.

Planning Commissioner:


Marie O'Connor

Date:

28th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the Z2 Conservation Area zoning objectives, and the scale and design of the proposed development, it is considered that the proposed development would be in keeping with the pattern of development in the area, would not cause harm to the surrounding visual or residential amenity, and would not be contrary to the objectives of the Z2 Conservation Area zoning. It is considered that the removal of condition number 2 and condition number 3 in their entirety would be warranted in this case as the proposed development would not have a dominating or overbearing appearance and would be in line with surrounding properties, thereby complying with Section 5.0 of Appendix 18 of the development plan. Furthermore, the proposed development would be in accordance with the objectives of the Z2 Conservation Area zoning, would be in keeping with the character of the area, and would allow a modest improvement to a dwelling without impacting on neighbouring residential amenity or the visual amenity of the area.