

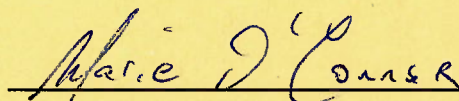
An
Coimisiún
Pleanála

Commission Direction
CD-001358
PL-501773-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 October 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:


Marie O'Connor

Date:

2nd day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objectives for the site, the information submitted with the planning application and the appeal, and the layout and scale of the development proposed to be retained and the proposed development, it is considered that the development proposed to be retained and proposed development would constitute overdevelopment of the site by reason of the

extent of the extensions to the rear of the existing dwellings which would result in substandard remaining usable private open space in terms of its orientation, quantity and quality, would seriously injure the residential amenity of the dwelling, would be contrary to the Z1 zoning objectives and the standards contained in Appendix 18 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.