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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2109/24**

**APPEAL** by Dublin Providers Limited care of O Caoimh and Associates, Architects, Planning Consultants and Project Managers of Barchuilla Studios, Kilmacanogue, County Wicklow against the decision made on the 10<sup>th</sup> day of June 2025 by Dublin City Council to refuse permission for the proposed development.

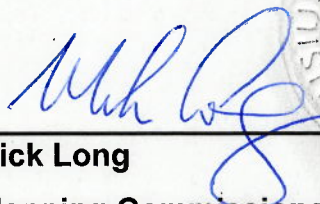
**Proposed Development:** Application for the demolition and removal of two existing derelict dilapidated houses. The application includes removal of the two houses, making good of the brickwork where the houses abutted the adjoining gable, applying a new sand-cement render finish, strengthening the adjacent chimney stack, and providing a new barge board detail as required. It also includes making good the existing ground floor slab finishes, pouring a new concrete slab at the same level as the existing yard, extending the existing fence with a matching fence detail, and repainting the existing fence and gates, at 23-25 Old Kilmainham, Dublin 8.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

The proposed development, providing for the demolition and removal of existing buildings at Number 23-25 Old Kilmainham, without any proposal for a wider brownfield redevelopment for residential use, would have a significant and negative impact on the architectural character of Kilmainham, resulting in the loss of valued historic buildings. In the absence of demonstrated justification for removal of the structures, the proposal would contravene Policy BHA 6 (Buildings on Historic Maps) and Policy BHA 11 (Rehabilitation and Reuse of Existing Older Buildings) of the Dublin City Development Plan 2022-2028 and would fail to contribute positively to the streetscape and public realm providing for discordant and piecemeal development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 24<sup>th</sup> day of October 2025.