

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2122/25

Appeal by Orbitiz Limited against the decision made on the 24th day of September, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Mixed-use residential and commercial development on land measuring approximately 0.053 hectares. The development will consist of: (i) demolition of (a) two number existing two to three storey derelict buildings at numbers 105 and 107 Emmet Road, and (b) one number two to three storey existing residential building at 109 Emmet Road; (ii) construction of a three to five storey mixed-use semi-detached development comprising of 16 number residential units over five-storeys, (nine number one-bedroom, and seven number two-bedroom units), and one number commercial unit at ground floor level, all with balconies to east or south; (iii) construction of detached single storey bin store to north of site at lower ground floor level; (iv) boundary treatments; (v) provision of bicycle parking; (vi) landscaping, SuDS drainage and all ancillary works necessary to facilitate the development at 105, 107, 109, Emmet Road, Dublin. This site is bounded by Pocket Park to the east, Myra Close to the north, and Kilmainham Banks apartment development to the north and west.

Decision

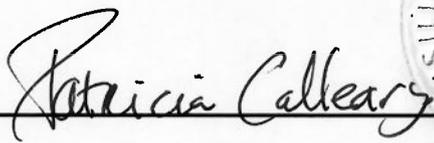
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the site's location along the permitted BusConnects Liffey Valley to City Centre Core Bus Corridor, the constraints of the surrounding road network, the scale and density of the proposed development, and the inadequacy of the servicing and delivery arrangements, it is considered that the proposal would lead to informal set-down activity on a heavily trafficked road. The proposed development would therefore conflict with 2.4 of Appendix 5 of the Dublin City Development Plan 2022–2028, which seeks to provide service areas within the curtilage of the site. The proposal would adversely affect the amenity of the area and pose a significant risk to public safety by reason of a traffic hazard and obstructing pedestrians, cyclists, bus services and other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

While the Commission disagreed with the Inspector's recommendation to grant permission, it accepted the Inspector's view regarding the principle of the site's suitability for redevelopment, which is supported by policies that facilitate higher densities on infill/brownfield development sites within the existing urban footprint. However, the Commission found that the issues relating to servicing and deliveries remain unresolved and differed with the inspector in this regard. The appellant's original proposed servicing arrangement via Myra Close to the east would have an unacceptable impact on the residential amenity of these houses.

The appellants' alternative proposal for a set down zone on Emmet Road, submitted at Further Information stage, would conflict with the approved Liffey Valley BusConnects scheme and relates to lands outside of the applicant's control. It would not, therefore, provide a realistic solution for the servicing of the development.





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

Dated this 23rd day of February, 2026