

An  
Coimisiún  
Pleanála

Commission Order  
PL-500509-DS-25

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2714/25**

**Appeal** by Tracey Quinn against the decision made on the 24<sup>th</sup> day of November, 2025 by Dublin City Council to grant, subject to conditions, a permission to Kevin Dooner in accordance with the plans and particulars lodged with said Council.

**Proposed Development:** The demolition of an unused derelict building and the construction of a new three-storey apartment building. The proposed layout includes ground floor – two studio apartments; first floor – one three-bedroom apartment; second floor – one three-bedroom apartment. Each apartment will be provided with bicycle and refuse storage. The main entrance will remain in its existing location on Lower Mount Pleasant Avenue, accessed through a landscaped courtyard, all at 25 Mounpleasant Avenue Lower, Dublin and the corner of Richmond Hill.

## **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 Dublin City Development Plan 2022-2028 as varied and to the Minimum Floor Areas and Standards contained within the Planning and Design Standards for Apartments (2025), the Commission noted that the proposed ground floor studio apartment(s) do not achieve the minimum standard for private open space (1.5 metre depths), living/dining room widths (4 metres), bedroom widths (4 metres), the courtyard does not provide the required minimum 26 square metres of useable communal space and, in the absence of elevation details and boundary treatments for the setbacks proposed at ground floor level, the Commission was unable to assess the visual presentation to the adjoining roads or the useability of the resulting open space. The Commission was not satisfied that the cumulative impact of these matters would not result in a substandard residential amenity for future occupants, particularly for those at ground floor level. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

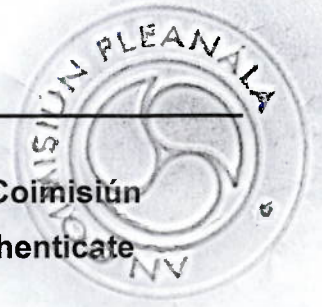
In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed that while each individual 'failure' to achieve a minimum standard could generally be accommodated (if marginal), the number and cumulative impact of the 'failures' could not be, nor could they be mitigated by condition(s).



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**Declan Moore**

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



Dated this 30<sup>th</sup> day of APRIL 2026