



An
Coimisiún
Pleanála

Commission Order
PL-501023-DN-26

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB6034/25

Appeal by Michael Donnelly against the decision made on the 19th day of February, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission for the construction of an external bin store located to the front of the building, permission to replace existing front door with new door and all associated site works at 53 Gardiner Street Upper (Corner site with frontage also on Sherrard Street Upper), Dublin. The building is a Protected Structure under the Dublin City Development Plan 2022-2028. (Record Protected Structure Reference Number 3137)

Decision

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

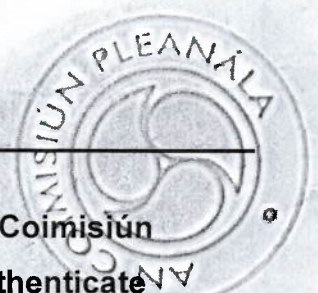
Reasons and Considerations

Having regard to the nature of the proposed works and to the status of the subject property as a protected structure, and to the policies and objectives of the Dublin City Development Plan 2022-2028, the proposed development would constitute an inappropriate form of development that would cause significant harm to the character and setting of the protected structure, would negatively impact on the visual amenity and character of the area and would also be contrary to the Policy BHA2, Policy BHA9 and the Z2 zoning objectives for a Conservation Area. Furthermore, the Commission was not satisfied, on the basis of the information before it, that the proposed works would not seriously injure the residential amenity of the occupants of the basement flat by reason of reduced daylight. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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



Dated this **25th** day of **JUNE** 2026.