

An
Coimisiún
Pleanála

Commission Order
PL-501146-DN-26

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 5029/26

APPEAL by Liffeyfield Limited against the decision made on the 27th day of March 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Change of use of vacant restaurant to funeral home at Whitehall Terrace, Centra Retail Units, Bonnington Hotel, Swords Road, Drumcondra, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the provisions of Sections 14.3.1 Permissible and Non-Permissible Uses and 14.7.1 Sustainable Residential Neighbourhoods – Zone Z1 of the Dublin City Development Plan 2022-2028, the proposed use as a funeral home is a non-permissible use for the site which is situated on lands zoned Sustainable Residential Neighbourhoods – Zone Z1, with the accompanying objective: To protect, provide and improve residential amenities. The proposed use is neither 'permissible' nor 'open for consideration' on lands zoned Z1. The proposed use of the building as a funeral home on a site zoned Z1 would materially contravene the Z1 Land-Use Zoning Objective (Sustainable Residential Neighbourhoods) of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which is subject to high parking demand. In the absence of sufficient information in relation to car parking management, the applicant has failed to demonstrate, to the satisfaction of the Commission, that the proposed development would not result in unacceptable levels of overspill car parking in adjacent residential areas, which would have potential negative impacts on residential amenity of adjacent residential areas, in particular Grace Park Manor, Seven Oaks and Broomhill House. The proposed development would be contrary to the provisions of Section 2.5 Car Parking and Cycle Management of Appendix 5 (Transport and Mobility: Technical Requirements) of the Dublin City Development Plan 2022 – 2028, and to the Zone Z1 zoning objective of the area 'To protect, provide and improve residential amenities'.

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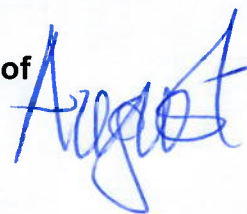
Furthermore, In the absence of sufficient information in relation to servicing and parking management with specific reference to vehicles relevant to the proposed use including hearses, within the established overall parking area of the site, the applicant has failed to demonstrate, to the satisfaction of the Commission, that the proposed development can meet its specific servicing and parking needs on site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this  day of  2026