



An
Coimisiún
Pleanála

**Commission Order
PL-501362-DS-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1487/26

Appeal by JP Dairy Developments Limited against the decision made on the 24th day of April, 2026 by Dublin City Council to refuse permission.

Proposed Development: Construction of a single storey, two-bedroom house on a site formed from the subdivision of the approved sites for units 1 and 3 on this site (planning register reference number 3961/24) with access between 6 and 7 Saint Brendan's Cottages shared with unit 1. all on site to rear of 4 to 16 Saint Brendan's Cottages, Irishtown, Dublin.

Decision

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

Reasons and Considerations

The proposed development for a single storey residential dwelling, on a constrained site, taking into consideration its proximity to adjoining property boundaries and overall built form, would result in a substandard level of accommodation for future residents of the development in terms of light, outlook, and insufficient daylight to the bedroom accommodation which faces into a small residential courtyard and poor access arrangements resulting in an overdevelopment of the site and would therefore be contrary to Section 15.13.4 of the Dublin City Development Plan 2022-2028 in relation to backland development, to the Z1 and Z2 zoning objectives of the site and the surrounding area. The proposed development in its overall form would constitute a substandard form of residential accommodation for prospective occupants. The proposed development would, therefore, by itself and the precedent it would set, 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 considered the totality of the information on file including, inter alia, the specific constraints of the site as defined by the extant permitted development under ABP reference 321320-24, the narrow linear site dimensions, the location of the site immediately to the rear (north west) of St. Brendan's Cottages, the orientation of the site, the proximity and height of the extensions to a number of properties along St. Brendan's Cottages to the common boundary and the large gable of number 8, the Square forming the north eastern boundary resulting in a site which would be enclosed and constrained on all sides. The Commission determined that the proposed development would result in a substandard level of accommodation for future residents in terms of sufficient daylight and outlook particularly to the proposed bedroom accommodation, which is considered a measurable negative consequence of the overdevelopment of the site, notwithstanding the proposal at appeal stage for a revised layout to increase the dimensions of the

internal courtyard to a width of circa three metres from a width of 2.8 metres at application stage.

Furthermore, the proposed access arrangements to the dwelling, initially through a proposed right of way through a gated parking area for the adjoining House number 1 as permitted under ABP reference 321320-24, followed by a 90-degree turn through a narrow passageway circa 11.5 metres in length, does not represent high-quality urban design and would result in poorly considered access and servicing arrangements for the proposed unit. The proposed development would, therefore, be contrary to the provisions of Section 15.13.4 of the Dublin City Development Plan 2022-2028 in relation to backland development or to the Z1 and Z2 zoning objectives of the site and the surrounding area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 3rd day of September 2026.