

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1980/26

Appeal by Chris Capital Limited against the decision made on the 19th day of June, 2026 by Dublin City Council to refuse permission for the proposed development.

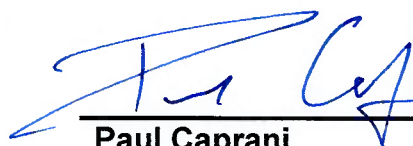
Proposed Development: The development will consist of the construction of a two-storey, two-bedroom end of terrace dwelling, including adaptation of the existing boundary wall, a rear landscaped courtyard, and all associated site and ancillary works at 187 North Circular Road, Cabra East, Dublin.

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 restricted nature of the site and its proposed subdivision from Number 187 North Circular Road, insufficient information has been provided to establish the extent and quality of usable private open space, including outdoor storage for bins and bicycles which would remain available to the existing residential accommodation at Number 187. On the basis of the information submitted with the application, the Commission is not satisfied that the proposed development would provide an acceptable standard of residential amenity across the entire site and would, therefore, be contrary to the 'Z1' zoning objective and Section 15.13.3 of the Dublin City Development Plan 2022 – 2028, and to the requirement under SPPR 2 of the "Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities", issued by the Department of Housing, Local Government and Heritage in January 2024 to demonstrate a high standard of amenity for residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this 20th day of October 2026.