

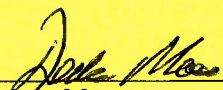
An
Coimisiún
Pleanála

Direction
CD-020011-25
ABP-322051-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/06/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Declan Moore

Date: 23/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Z2 zoning objective of the Development Plan to protect and/or improve the amenities of residential conservation areas, it is considered that the existing historic plinths, decorative railings and pedestrian gate are attractive features of properties on the southern side of Clonliffe Road that should be protected, the insertion of vehicular accesses in the vicinity of the application site has damaged the character and appearance of the area. the development would have a seriously detrimental effect on the character and appearance of the Clonliffe Road area

2. It is also considered that the loss of an on-street parking space to accommodate vehicular access for a privately owned vehicle at a dwelling that already has a garage accessed from a rear lane, is not justified; would detract from the convenience of road users and the residential amenity of surrounding properties, set an undesirable precedent for similar developments in the area and throughout the city, and be contrary to Policy SMT25 and Appendix 5, Sections 4.1 and 4.3 of the Dublin City Development Plan 2022-2028.