

An  
Coimisiún  
Pleanála


**Direction**  
**CD-020498-25**  
**ABP-322582-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 13/08/2025.

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

#### **Planning**

**Commissioner:**

  
Stephen Bohan

**Date:** 17/08/2025

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

1. The vehicular entrance and parking spaces in the front garden would seriously injure the architectural character of both the setting of the Protected Structure and the historic streetscape and would give rise to an unacceptable loss of original historic fabric and character. The proposed works would, therefore, contravene Section 11.5.1, criteria (f) and (g) of policy BHA2 and Section 4.37 of Appendix 5 of the Dublin City Development Plan 2022-2028, and Sections 13.4.3 and 13.4.4 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) issued by the Department of the Environment, Heritage and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in the removal of on-street parking to accommodate private vehicular entrance, which would be contrary to Policy SMT25 and Section 8.5.7 of the Dublin City Development Plan 2022-2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity and accessible parking requirements. The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties and would be contrary to the stated policy and set an undesirable precedent for other similar developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**[Note:** The Commission was not satisfied that the loss of one on-street parking space at this location will not detract from the convenience of road users and the residential amenity of surrounding properties. The Commission, therefore, concurred with the planning authority that the reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties and would be contrary to the stated policy and set an undesirable precedent for other similar developments.]