

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020579-25**  
**ABP-322588-25**

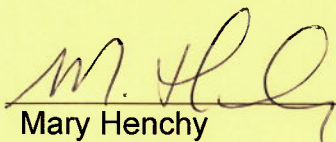
The submissions on this file and the Inspector's report were considered at a meeting held on 02/09/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 02/09/2025

  
Mary Henchy

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

#### **Reasons and Considerations**

Having regard to Section 8.5.7 (Car Parking), Policy SMT25 (On-Street Parking), and Volume 2, Appendix 5, Section 4.1 (On-Street Parking) and Section 4.3 (Parking in Front Gardens) of the Dublin City Development Plan 2022-2028, which aim 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, it is considered that the proposed vehicular entrance, at a property where there is an existing rear vehicular access, would result in the loss of on-street parking that cannot be justified. The reduced supply of on-street parking would detract from the residential amenity of surrounding properties and the convenience of other road users. The proposed development would be contrary to the stated policy, would set an undesirable precedent for other similar developments in the area,

and would, therefore, be contrary to the proper planning and sustainable development of the area.