



An
Coimisiún
Pleanála

Direction
CD-021052-25
ACP-323105-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/10/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 23/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The development proposed to be retained, entailing intervention to the historic boundary treatment with a loss of historic fabric, materially and adversely affects the character and setting of the Protected Structure. It is considered that the development if permitted would seriously injure the architectural character of both the streetscape and the setting of a pair of Protected Structures (Nos. 31 and 32 Kenilworth Square West). The development proposed to be retained would, therefore, contravene the relevant provisions of the Dublin City Development Plan 2022-2028 and would be contrary to relevant sections of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, and would,

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

2. The development proposed to be retained would result in the loss of on-street parking, which reduces the supply available to residents and other users and would be contrary to Policy SMT 25 and Appendix 5, Section 4.1 of the Dublin City Development Plan 2022- 2028 which seeks to retain and manage on-street car parking to serve the needs of the city. The development proposed to be retained, would, therefore, be contrary to the proper planning and sustainable development of the area.