

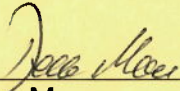
An
Coimisiún
Pleanála

Direction
CD-021269-25
ACP-323582-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/11/2025.

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: 17/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Policy SMT25 of the Dublin City Development Plan 2022-2028 seeks to manage on-street car parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity and accessible parking requirements. Section 4.1 of Appendix 5 of the above Plan states that there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces or where there is a demand for public parking serving other uses in the area. Given the locational context of the site within the urban area, there is considered to be a demand for public parking serving other uses in this area. The proposed development is therefore considered not to be in compliance with Policy SMT25 or section 4.1 of Appendix 5 of the Dublin City Development Plan 2022-2028.

The proposed development would set an undesirable precedent for further similar developments throughout the city and would, therefore, be contrary to the proper planning and sustainable development of the area.